



Private, gated location on the edge of Epsom Downs

exclusive to

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Tadworth

Tadworth Village 0.5 miles

London by rail 45 minutes

M25 (Junction 8) 4 miles

All times and distances are approximate

Just a few minutes from woodland walks and the open spaces of Epsom Downs, this excellent modern detached house is one of just three built in 2009 in this private, gated close. The beautiful kitchen - dining - family room and cinema room are just two features of this contemporary 5 Bedroom family home.

- | Entrance hall
- | Cloakroom
- | Sitting Room
- | Study
- | Cinema Room
- | Kitchen - Dining - Family Room
- | Utility Room
- | 5 Bedrooms
- | 3 Bath/Shower Rooms, two are ensuite
- | Double Garage
- | Further off street Parking
- | Secluded Garden of around 80'w x 50'd

Price £995,000





The open spaces of Epsom Downs and Woodland Trust walks are on the doorstep whilst the excellent shops of Tadworth Village are just over half a mile away. Tadworth Station is also within walking distance, offering commuter services to London and the M25 is accessible within minutes at either Reigate or Leatherhead. Epsom, Reigate and Banstead are also easily reached and the area has a great choice of schooling.



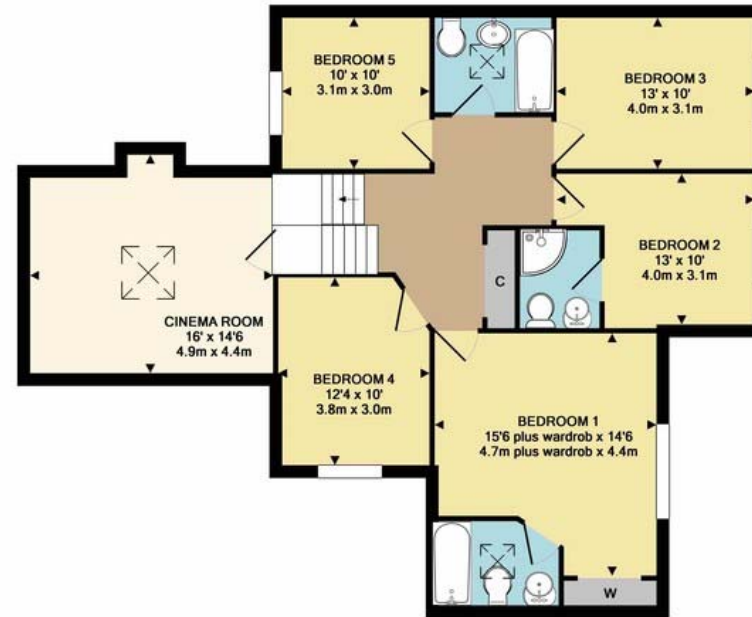
Conventionally built in 2009 and extended since, the house has an imaginative design that reflects the needs of modern family life. Three bath/shower rooms serve the five double bedrooms and there is plenty of room for work at home as well as family lifestyle including a fully prepared cinema - equipment available separately. The kitchen - dining - family room was enhanced with bi-fold doors leading to a timber deck giving 'spill-out' space for entertaining family and friends.

Beautiful designer Kitchen with appliances | Extended dining/family space with bi-fold doors | Three further Living Rooms | Ensuite Bathroom and Ensuite Shower Room | Double width Garage with automated door | Landscaped, south-aspect Gardens | Concrete floors with Underfloor Heating | Ideal, low maintenance and efficient home | Elevated location in a private, gated close | Open countryside on the doorstep





GROUND FLOOR
APPROX. FLOOR
AREA 1338 SQ.FT.
(124.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1164 SQ.FT.
(108.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2502 SQ.FT. (232.4 SQ.M.)
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a viewing appointment

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