



Detached family home in a cul-de-sac village location

exclusive to

SAUNDERS

richardsaunders.co.uk

Meare Close Tadworth KT20 5RZ

Reigate 4 miles
Banstead Village 4 miles
London 45 minutes by rail
M25 Junction 8 (Reigate Hill) 3 miles

All times and distances are approximate

Perfectly located in this quiet close and just a few minutes' walk from village shops and station. This modern detached house has a mature, south-facing garden and a double-width garage plus further parking. A bright and spacious family home situated close to Tadworth Primary School.

- Hallway
- Study
- Sitting Room
- Kitchen – dining- family Room
- Downstairs Cloakroom
- Utility room
- Four bedrooms
- Family bathroom room
- En-suite shower room
- Private garden
- Off-street parking
- Attached double garage
- No onward chain

Offers in excess of £900,000





This exceptional detached family home offers just over 2000 sq ft of space with a bright and well-presented interior which is arranged around a central hall. The well-planned accommodation comes with a degree of versatility giving ample space for any modern family. Maintained to a superb standard by the current owners with a spacious open planned kitchen-dining room, four generous bedrooms and a family bathroom, these are all elements that combine in a perfect balance with a mature and landscaped south-facing garden. The house provides space outside to enjoy the privacy and to entertain family and friends. The broad frontage allows ample parking in addition to a double garage. In summary, a lovely Tadworth home.



The property is just a few minutes' walk from the village with its choice of excellent shops and restaurants as well as Tadworth Station offering commuter services to London Bridge and Victoria. Nearby the A217 and A24 provide arterial routes to London and to the M25 and A3 respectively. Epsom, Reigate and Banstead Village are all easily reached by car. The village has excellent schools, including Tadworth Primary School also just a few minutes' walk from the house. This part of the Surrey Hills has many venues for sport and leisure including the open spaces of Epsom Downs and Walton Heath, Epsom racecourse, the RAC Woodcote Park Country Club and Walton Heath Golf Club.



Four generous bedrooms | Stunning open planned kitchen-dining room with contemporary slim framed sliding doors | Quiet cul-de-sac location | South facing mature garden | Solar panels with battery storage and electric charging point | No onward chain | Within moments of Tadworth station | Attached double garage with eves storage | Ample amount of off street parking | A rated energy performance

Meare Close, Tadworth, KT20

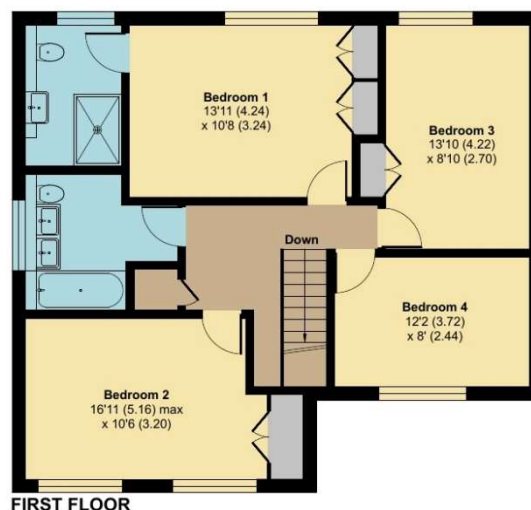
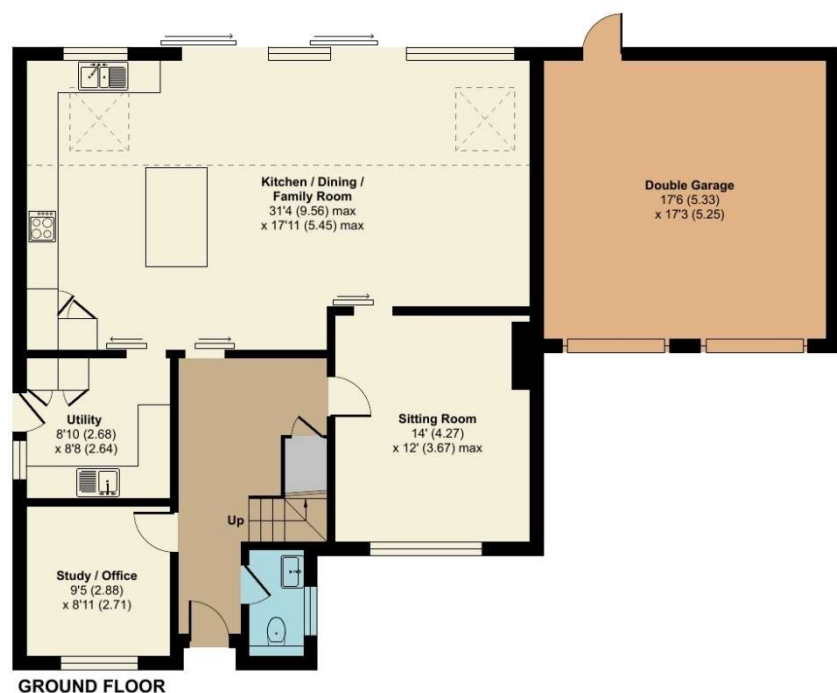
Approximate Area = 1834 sq ft / 170.3 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 2135 sq ft / 198.2 sq m

For identification only - Not to scale

TOTAL AREA
2,135 SQ FT / 198.2 SQ M



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
Full Fibre to Property Available
All mains services
To the best of our knowledge on production of this brochure

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 93 A | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard Saunders. REF: 1203574

discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

SAUNDERS

richardsaunders.co.uk

