

## Shelvers Way Tadworth KT20 5QQ

London 18 miles Tadworth Village and Station 0.7 miles Reigate 5 miles Banstead Village 2.5 miles London by rail 45 minutes M25 (Junction 8) 3.5 miles

Well located close to Tadworth Village and local schools, this beautifully presented detached house has ideal family accommodation as well as an excellent office at home or studio.

The property also features a lovely, secluded rear garden with southerly aspect.

## Price £965,000

View by appointment please, exclusively through Richard Saunders and Company Telephone 01737 360000

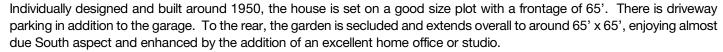
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- Entrance Hall Cloakroom / Shower Room Sitting Room Family Room or Study
- Open plan Dining Room and Kitchen
  Utility Room
- 4 BedroomsFamily Bathroom
- Attached Garage
  Some 65' Frontage with further parking
- Rear Garden of around 65' x 65'





The house has a bright interior that features three distinct living rooms. The triple aspect sitting room features a wood-burning stove and the dining room has been opened up to the kitchen which is fitted with a contemporary Shaker range of cabinets, granite surfaces and integrated appliances.

There's a second entrance from the front into the utility room, ideal for boots and boats and this leads to a family room or study with west-facing French doors. If preferred, this room could serve as a ground floor bedroom as there is a shower room nearby, off the hall. On the first floor there are four bedrooms and a family bathroom.

Refurbished and beautifully presented throughout, this fine detached house still offers scope for further extension if so desired.









There's little wonder why this location is so popular with families. Just a short walk away, Tadworth Village has a great range of shops for everyday needs and there are several schools nearby including Tadworth Primary School.

Tadworth Station has frequent services to London Bridge, change at Purley for Victoria whilst access to the M25 at Reigate (J8) brings Gatwick Airport within 20 minutes and Heathrow in around 40 minutes. Coastal ports and the Channel Tunnel are easily reached.

The more extensive facilities of Epsom, Reigate or Banstead Village are within a few minutes' drive.

High on the North Downs, Tadworth is surrounded by outstanding open countryside and this includes Epsom Downs, home of the famous racecourse, as well as Walton Heath, Banstead Woods, Reigate Hill and Colley Hill. This provides wonderful spaces for walks, cycling and horse-riding.

Nearby, there is a wealth of venues for sport, leisure and culture locally, including local gyms, golf courses, tennis clubs, theatre and cinema and many pubs and restaurants.



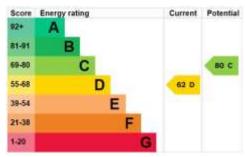








- The many features of this fine home include:
- Double aspect sitting room with wood-burning stove
- Lovely, secluded rear garden with almost due South aspect
- Driveway parking in addition to the garage
- Gas central heating and replacement double glazing
- Accessible location just a few minutes' walk from the Village



Tenure: Freehold

Local Authority: Reigate and Banstead B C

Council Tax Band: G

Broadband: Full Fibre Broadband available

All mains services

To the best of our knowledge on production of this brochure



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Three distinct living rooms plus detached home office

Modern bathrooms and ground-floor shower room

A bright and beautifully-presented detached house

Contemporary Shaker kitchen open plan to the dining room

Granite surfaces with counter and integrated appliances

