



Well located, close to Tadworth Village

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



Individually designed and built around 1950, the house is set on a good size plot with a frontage of 65'. There is driveway parking in addition to the garage. To the rear, the garden is secluded and extends overall to around 65' x 65', enjoying almost due South aspect and enhanced by the addition of an excellent home office or studio.

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 coats 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.



TOTAL FLOOR AREA  
1,837 SQ FT  
170.6 SQ M approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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



The many features of this fine home include:

- A bright and beautifully-presented detached house
- Contemporary Shaker kitchen open plan to the dining room
- Granite surfaces with counter and integrated appliances
- Modern bathrooms and ground-floor shower room
- Three distinct living rooms plus detached home office
- 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

**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.



