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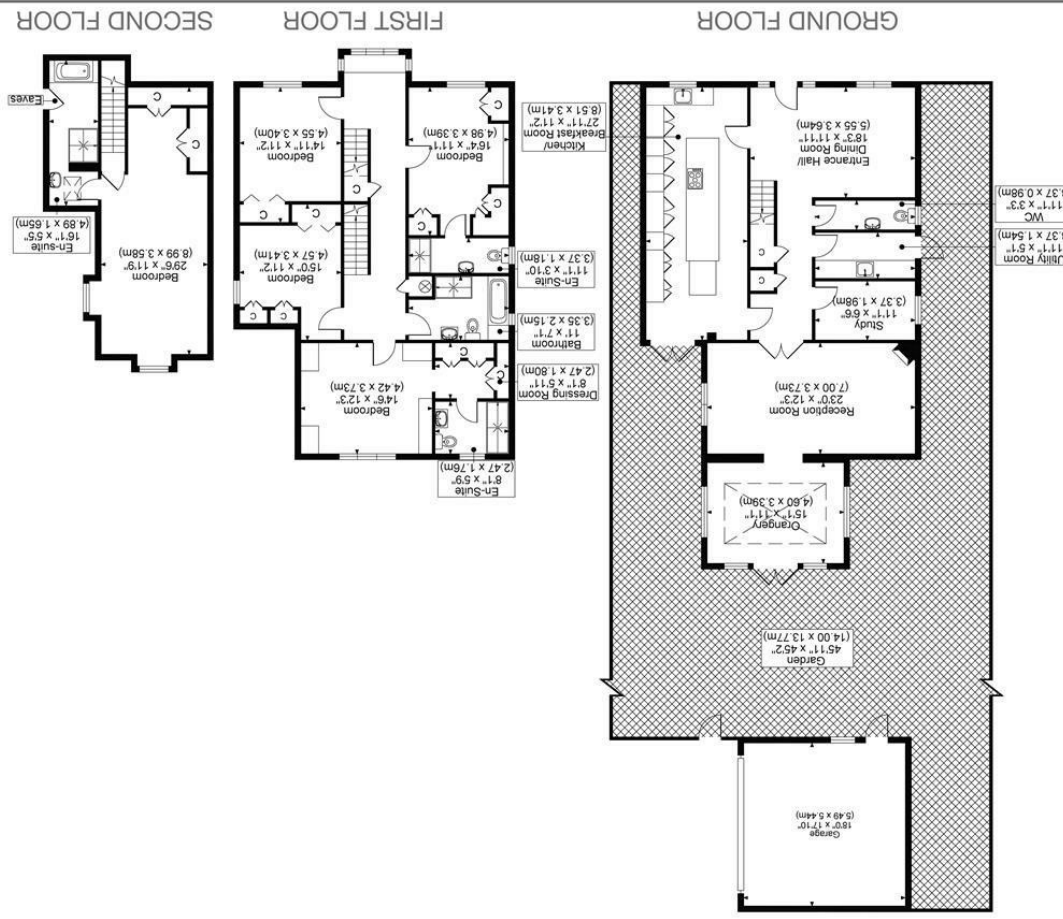
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



THE OAKS, TADWORTH STREET, KT20  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3210 SQ.FT (298 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2888 SQ.FT (268 SQ.M)



CHRISTIES



# TADWORTH STREET, TADWORTH KT20 5RG

GUIDE PRICE £1,500,000

SITUATED IN A STUNNING GATED DEVELOPMENT IN ONE OF TADWORTH'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS, THE OAKS IS AN IMPRESSIVE 5-BEDROOM DETACHED FAMILY RESIDENCE OFFERING ELEGANT AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS. BEAUTIFULLY PRESENTED THROUGHOUT, THE PROPERTY COMBINES GENEROUS LIVING SPACE WITH A PRIVATE AND SECLUDED SETTING, MAKING IT IDEALLY SUITED TO MODERN FAMILY LIFE.

THE GROUND FLOOR PROVIDES A WELCOMING ENTRANCE HALL, MULTIPLE RECEPTION AREAS IDEAL FOR BOTH FORMAL ENTERTAINING AND EVERYDAY LIVING, A DEDICATED STUDY FOR HOME WORKING, AND A SPACIOUS MODERN KITCHEN / BREAKFAST ROOM FORMING THE HEART OF THE HOME. UPSTAIRS, THE WELL-PROPORTIONED BEDROOMS ARE COMPLEMENTED BY A SELECTION OF BATH AND SHOWER FACILITIES, WHILE THE UPPER FLOOR OFFERS ADDITIONAL ACCOMMODATION THAT COULD SERVE AS A GUEST SUITE, TEENAGER'S RETREAT, OR HOBBY SPACE. THE PROPERTY ALSO BENEFITS FROM OFF-STREET PARKING AND A DETACHED GARAGE.

THE OAKS IS PERFECTLY POSITIONED WITHIN EASY REACH OF TADWORTH VILLAGE, WHICH OFFERS A RANGE OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS, AND EVERYDAY CONVENIENCES. TADWORTH RAILWAY STATION PROVIDES DIRECT SERVICES INTO LONDON, MAKING THE PROPERTY AN EXCELLENT CHOICE FOR COMMUTERS, WHILE THE NEARBY A217 OFFERS CONVENIENT ACCESS TO THE M25 AND WIDER MOTORWAY NETWORK.

FAMILIES ARE PARTICULARLY WELL SERVED BY THE AREA'S EXCELLENT EDUCATIONAL FACILITIES, INCLUDING THE HIGHLY REGARDED TADWORTH PRIMARY SCHOOL, ALONG WITH A SELECTION OF WELL-RESPECTED STATE AND INDEPENDENT SCHOOLS IN TADWORTH, EPSOM, BANSTEAD, AND REIGATE.

FOR LEISURE AND RECREATION, RESIDENTS CAN ENJOY THE SURROUNDING SURREY COUNTRYSIDE, WITH NEARBY PARKS, WOODLAND WALKS AND OPEN GREEN SPACES PROVIDING SUPERB OPPORTUNITIES FOR OUTDOOR PURSUITS. THE AREA IS ALSO WELL KNOWN FOR ITS GOLF COURSES, EQUESTRIAN FACILITIES, AND ACCESS TO THE STUNNING NORTH DOWNS. CALL TODAY TO ARRANGE YOUR VIEWING.

- EXCLUSIVE GATED RESIDENCE
- OUTSTANDING FAMILY LIVING
- EXCELLENT LOCATION
- HIGHLY REGARDED SCHOOL CATCHMENT
- COUNCIL TAX BAND G
- EPC RATING C
- VOLUNTARY SERVICE CHARGES £50 PER MONTH

