MICHAEL EVERETT & CO.
... A Moving Experience



WATTS LANE

TADWORTH





HEATH COTTAGE

WATTS LANE, TADWORTH, KT20 5RW

2/3 RECEPTION ROOMS

KITCHEN / DINING ROOM

4/5 BEDROOMS

BATHROOM & 2 EN SUITES

APPROX 2351 FT^2 | 218 M^2 EPC RATING: 'B' COUNCIL TAX BAND: 'G'

This beautifully presented and energy-efficient detached home of 2351 sq ft, which was built in 2020 to an exacting standard of specification, has been further enhanced by the current owner and offers a bright, spacious and flexible layout. The property, which is 'turnkey' in the true sense, is entered via a most welcoming reception hall with white marble-tiled flooring, off which there is a cloakroom.

The heart of the home is the stunning kitchen/diner continuation of the marble flooring with high-gloss units with quartz work surfaces, a central island and a full complement of Bosch appliances, including twin ovens, a 5-ring induction hob, an extractor hood, a wine fridge, a dishwasher, a microwave and an American-style fridge/freezer, and there are bi-folding doors to the patio and garden. The good-sized living room also has bi-folding doors to the rear garden, and the study could be used as a 5th bedroom. The guest suite with an en-suite shower room ensures that the property is future-proof, should a downstairs bedroom be required.
Upstairs, the master bedroom includes a walk-in closet and an en-suite bathroom, and there are two further double bedrooms and a family bathroom, plus useful eaves storage on both sides plus a loft.

Outside, the property, which sits on approaching a quarter of an acre, is approached by a driveway with parking for several cars, and there is a large integral heated garage with a workbench and storage, an electronic door and electric car charger.
The south-facing rear garden measures 85 ft x 55 ft and has been landscaped with an extensive patio area with remote-controlled electronic sun awnings and a pathway leading to a substantial workshop/summerhouse with power and light. The front and rear gardens feature a timed irrigation system, outside lighting and power points.
The property has PVCu double glazing, a Megaflo gas central heating system with underfloor heating to the ground floor, and an integrated music system with ceiling speakers.

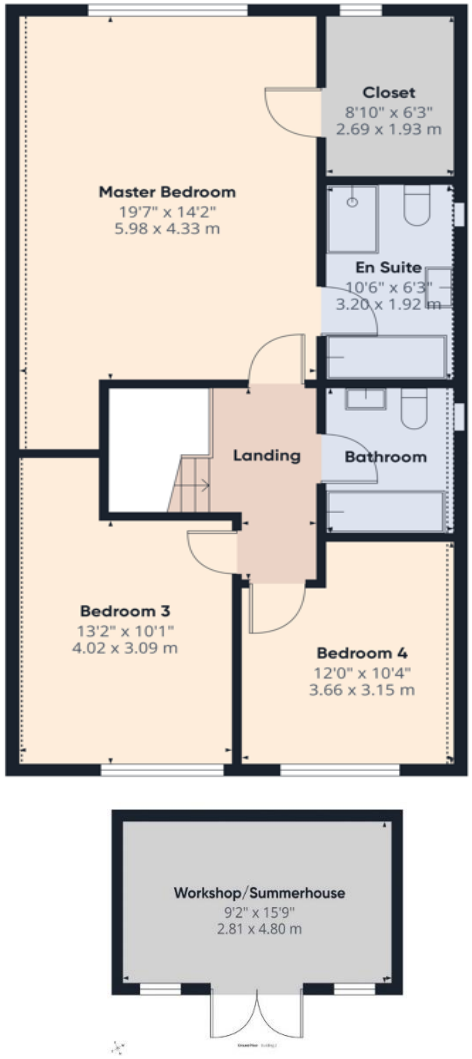
Watts Lane, which consists of just 10 properties, is a quiet lane close to the open spaces of Walton Heath and just over half a mile from Tadworth village centre and station with services to London Bridge and Victoria. The village offers a post office/general store, a butcher's, a cafe and The Chalet Bakery, which is a popular meeting place, restaurants and gastro pubs, including the nearby Grumpy Mole. There are schools in the local area for all age groups, both private and state-run, including Chinthurst Preparatory School, which is linked with Reigate Grammar and Aberdour. The M25 can swiftly be accessed at Reigate Hill.

GUIDE PRICE: £1,200,000 FREEHOLD






Living Room
21'0" x 16'8"
6.41 x 5.08 m
Kitchen/Dining Room
19'7" x 17'6"
5.99 x 5.34 m
Office/Bedroom 5
9'9" x 10'5"
2.98 x 3.19 m
Utility Room
5'3" x 7'5"
1.62 x 2.27 m
En Suite
6'3" x 10'7"
1.91 x 3.25 m
WC
5'0" x 6'0"
1.54 x 1.85 m
Integral Garage
19'6" x 9'10"
5.95 x 3.01 m
Reception Hall
30'4" x 12'3"
9.26 x 3.74 m
Guest Bedroom
12'10" x 10'9"
3.92 x 3.29 m


Closet
8'10" x 6'3"
2.69 x 1.93 m
Master Bedroom
19'7" x 14'2"
5.98 x 4.33 m
En Suite
10'6" x 6'3"
3.20 x 1.92 m
Landing
Bathroom
Bedroom 3
13'2" x 10'1"
4.02 x 3.09 m
Bedroom 4
12'0" x 10'4"
3.66 x 3.15 m
Workshop/Summerhouse
9'2" x 15'9"
2.81 x 4.80 m























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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.