



Jardin Cottage Copleigh Drive, Kingswood, Tadworth, Surrey, KT20
6BJ

Guide Price £685,000



- DETACHED CHALET STYLE HOME
- UTILITY ROOM
- THREE FURTHER BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- LANDSCAPED REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM & ENSUITE
- FURTHER BATH & SHOWER ROOM
- PARKING AND GARAGE
- EASY ACCESS TO M25 AT JUNCTION 8

Description

Set within a cul-de-sac of just one other home, this detached chalet style four bedroom, three bathroom home was built in 2012 and offers a wealth of accommodation and is presented in superb order.

The ground floor accommodation is arranged around a centralised entrance hall and comprises; open plan living/dining room with double doors to the garden, kitchen/breakfast room with side access door, separate utility room and two bedrooms served by a convenient shower room.

Stairs from the hall lead to the first floor landing which benefits from a generous storage cupboard. The principal bedroom suite enjoys natural light through two velux style windows and is complimented by an en-suite shower room. A further upstairs bedroom is served by a family bathroom.

Outside, the garden enjoys a wonderful patio area ideal for entertaining with a raised area of lawn to the rear. The property also benefits from shared side access leading to the front where there is space for parking and access to garage which benefits from rear double doors to the garden.

N.B Jardin Cottage enjoys a right of access to the property over the neighbours land. The drive is shared in parts with the neighbouring property.

Situation

Tadworth and Kingswood are nearby and offer a thriving village community to include many shops and independent traders.

Centrally placed for access to all parts of South East England via junction 8 of the M25 which is approximately 4 miles to the South, providing access to the motorway network an ease to both Gatwick (16miles) and Heathrow (32miles) airports. It is 0.8 miles from Kingswood railway station which provides direct trains to London Bridge and Victoria.

The area provides a wide choice of private and state schools including the nearby Chinthurst and Cranleigh Schools together with many recreational pursuits. In addition to the local shops the larger towns of Epsom, Sutton and Kingston provide more comprehensive shopping centres.

Epsom Downs offers 600 acres of unspoilt green belt countryside from which the city of London can be seen and of course is home to the world famous Derby.

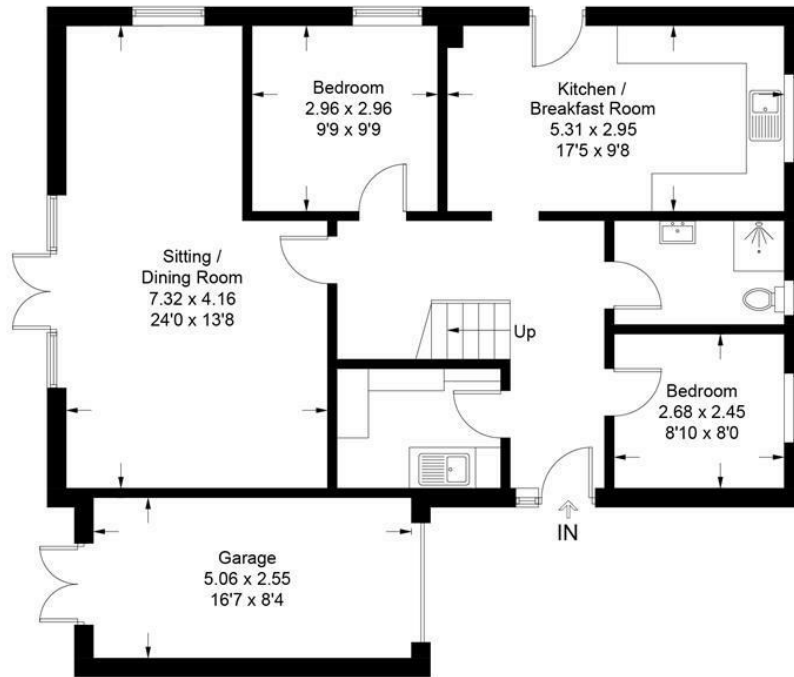
Tenure	Freehold
EPC	B
Council Tax Band	G



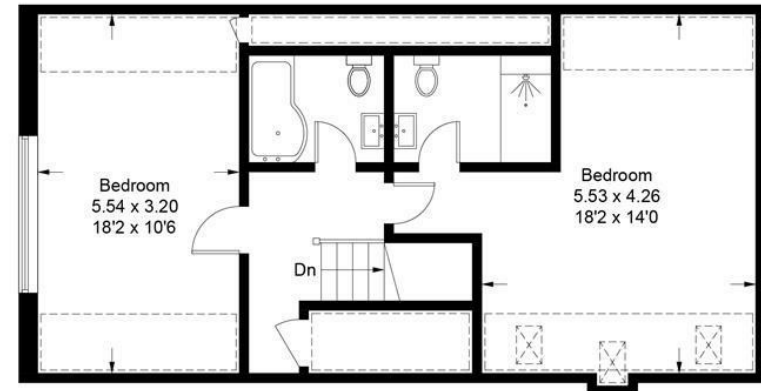


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 160.9 sq m / 1732 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1179038)
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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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