



Warren Drive, Tadworth, KT20

**Offers In Excess Of £2,750,000**

**TA  
UK<sup>®</sup>**



*7-Bed Detached Luxury Home | 5,150 sq ft | Gated 0.6 Acre South Facing Plot on Private Road | Clive Christian Kitchen | Heated Pool | Walk to Station | Access to London | Near Golf Club & Top Schools |*



# Key Features

- Freehold: Over 5,150 sq ft of internal space across three floors, including double garage
- Recently fitted Clive Christian kitchen, open-plan to bright conservatory
- Within easy reach of highly rated state & private schools
- 0.7 miles to Kingswood Station (London Bridge in approx. 45 mins), 1.7 miles to M25 (J8)
- Underfloor heating throughout, with Opus sensor lighting and built-in audio system
- Seven bedrooms & five bathrooms, three of which are en-suite
- Three reception rooms, including a formal drawing room and media/cinema room
- Heated outdoor swimming pool with landscaped, south-facing garden (approx. 0.6 acre plot)









Welcome to Hollywood, set behind electric gates on the prestigious and private Warren Drive, Hollywood is an exceptional family home that offers over 5,150 sq ft of elegant and versatile living space, arranged over three expansive floors. Designed with entertaining and family life in mind, this glamorous seven-bedroom, five-bathroom detached residence sits on a south-facing 0.6 acre plot and offers the perfect blend of privacy, convenience and luxury.

The heart of the ground floor is the recently fitted, handcrafted Clive Christian kitchen – a statement in design and quality – which flows seamlessly into a bright conservatory, overlooking the landscaped gardens. From summer brunches to festive family dinners, this space has been curated to bring people together. French doors from both the conservatory and the formal drawing room lead out onto a generous patio – ideal for hosting barbecues or watching the children play on the lawn.



A separate media/cinema room, a formal study, and a practical utility room provide additional space for work and relaxation. There is also a downstairs WC and a separate ground floor shower room – ideal for guests or for freshening up after a swim – making the ground floor exceptionally functional. Internal access to the integral double garage completes this well-zoned level.

Access the full listing by scanning the QR code









**Approximate Gross Internal Area 5151 sq ft - 479 sq m  
(Including Garage)**

Ground Floor Area 2344 sq ft – 218 sq m

First Floor Area 1817 sq ft – 169 sq m

Second Floor Area 990 sq ft – 92 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	78 81

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE AGENCY UK

Tenure Type: Freehold

Council Tax Band: H

Council Authority: Reigate &

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