



TADORNE  
PLACE

TADWORTH · SURREY

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# TADORNE PLACE

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Tadorne Terrace offers two 2 bedroom terraced houses, one 2 bedroom, 2 bathroom end of terrace home and one 2 bedroom, 2 bathroom end of terrace with a large loft room, so, there really is something for everyone.

Each of the houses will have a small, private garden.



# STUNNING DESIGN & QUALITY

Whether you're looking for a brand new apartment or house, each new home at Tadorne Place has been planned to provide light and airy accommodation, designed for long-term enjoyment and finished to the highest specification.

Both houses and apartments benefit from allocated parking set within the development's grounds, where you will also find a communal garden for all residents to enjoy.









## A LOCATION THAT HAS IT ALL

Tadworth is an elegant village in north-east Surrey, set to the south-east of the Epsom Downs, home to the renowned Epsom Downs Derby, the UK's richest horse race.

Epsom is the nearest town, just a mile and a half away, where you will find The Ashley Centre, home to over 50 stores, as well as a variety of coffee shops and restaurants. There's plenty of convenient parking and on the first Sunday of each month a farmers market is held in the town centre.

Tadworth Leisure and Community Centre is located a short walk away and offers a 25 metre swimming pool, gym, crèche and café, with The Rainbow Leisure Centre also located in Epsom centre.

Epsom Downs is a popular place to walk, ride and lunch, with the 500 acre Ashted Common - a national nature reserve and site of special scientific interest - also close by.

Epsom Golf Club, renowned for its testing and undulating greens, is also just minutes away whilst the prestigious and heather covered Walton Heath Golf Club is also close by at Walton-on-the-Hill where previous members have included Winston Churchill and King Edward VIII. The village is also home to a beautiful Manor House, St. Peter's Church and Mere Pond, a local beauty spot, where you can take a leisurely stroll and feed the ducks.

The Surrey Hills, famed as an area of Outstanding Natural Beauty, is located just 4 miles away. Here you'll find people walking, often with dogs, and it's also a popular area for those with equestrian interests.

In addition to Epsom, the towns of Reigate and Leatherhead are also within a short drive, offering an even wider shopping experience and the retail metropolis of Kingston-upon-Thames is just over half an hour away (10.3 miles).







## RELAXING AND EATING OUT

Tadworth and the surrounding towns and villages are awash with country pubs, top restaurants, great local shops and delightful cafes.

1. Reigate Village Centre
2. Kingston-upon-Thames
3. Mere Pond, Walton-on-the Hill
4. Sicily Restaurant, Epsom
5. The Blue Ball, Tadworth
6. The Blue Anchor, Tadworth
7. Kingston-upon-Thames centre
8. The Bell Inn, Tadworth
9. The Blue Anchor, Tadworth

# GREAT CONNECTIVITY

Tadworth Station is a short walk from Tadorne Place. The Station offers a frequent and regular service to the capital with a regular direct service to Clapham Junction in just 47 minutes, London Bridge in 51 minutes and London Victoria in 56 minutes.

Epsom station also provides a direct service to London Waterloo in 39 minutes and London Victoria in 41 minutes, both via Clapham Junction. London Gatwick Airport is approximately 14.5 miles from Tadorne Place (29 minutes - Routeplanner) providing literal access to the World.

For the motorist Junctions 8 and 9 of the M25 are just over 5 miles away (12 minutes - Routeplanner) and these provide easy access to the motorway network, with the A217 also providing an alternative route to the City.

The Channel Tunnel is easily accessed too at Ashford.





**TADWORTH**

**PURLEY**  
26mins

**EAST CROYDON**  
35mins

**LONDON BRIDGE**  
51mins

• SOUTHERN RAIL

**EPSOM**

**WIMBLEDON**  
17mins

**CLAPHAM JUNCTION**  
25 mins

**LONDON WATERLOO**  
39 mins

• SOUTH WEST TRAINS

**EPSOM**

**CLAPHAM JUNCTION**  
31 mins

**LONDON VICTORIA**  
41 mins

• SOUTHERN RAIL





All interiors are from previous developments

## SPECIFICATION

### Kitchens

- Contemporary high gloss units
- Stone composite work tops
- Stainless steel sinks with dual level mono chrome mixer taps
- Touch control induction hob
- Multi-function oven with Pyrolytic Cleaning
- Integrated fridge/freezer
- Integrated dishwasher
- High quality timber engineered flooring

### Bathrooms

- Roca steel bath tubs with shower unit and glazed shower screen over
- Roca wall hung WCs with chrome fittings
- Roca hand basins with mono mixer taps
- Soft closing toilet seats and lids
- Chrome heated towel rails
- Fully fitted bathroom and ensuite

### Other

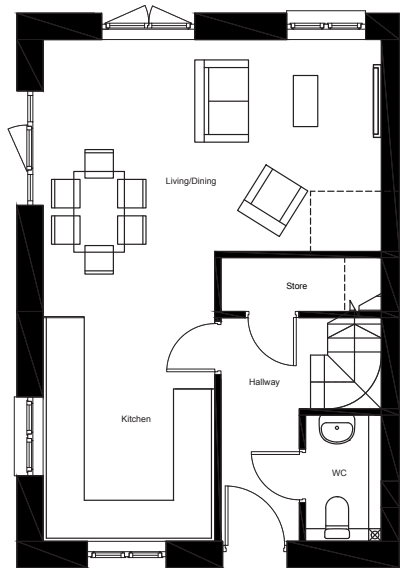
- Sky Q/TV outlets to living room
- LED downlights
- Video entry system (apartments only)
- PAS 24 front door locking system (apartments only)



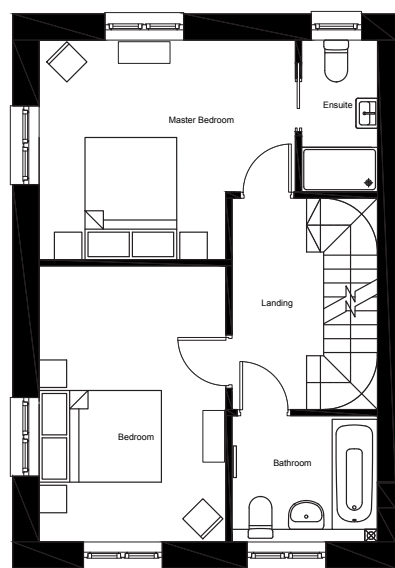


# HOUSES

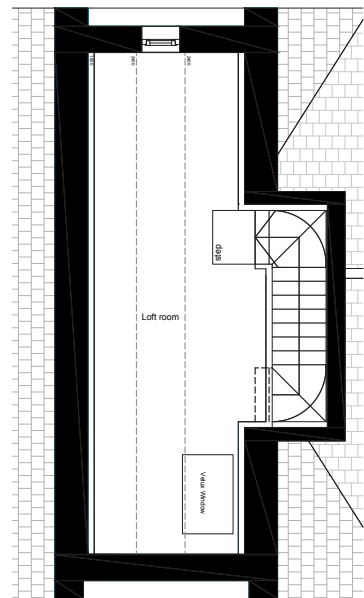
PLOT 1



GROUND FLOOR

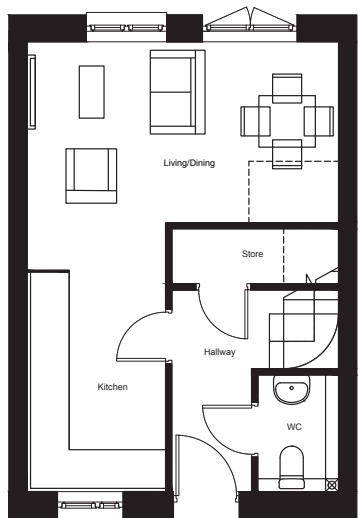


FIRST FLOOR

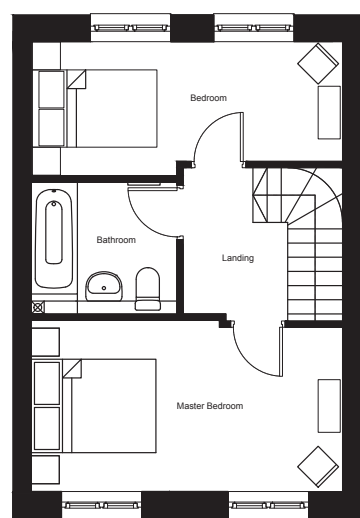


SECOND FLOOR

PLOT 2



GROUND FLOOR

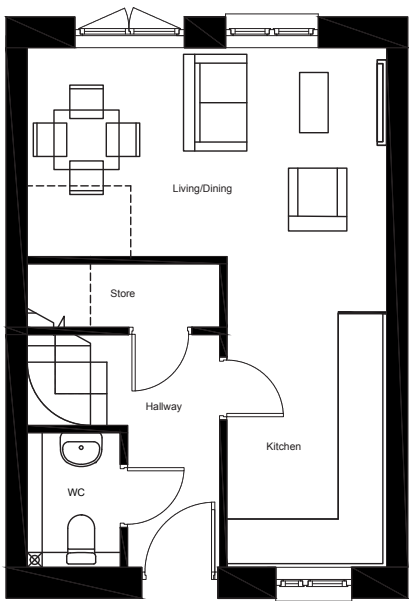


FIRST FLOOR

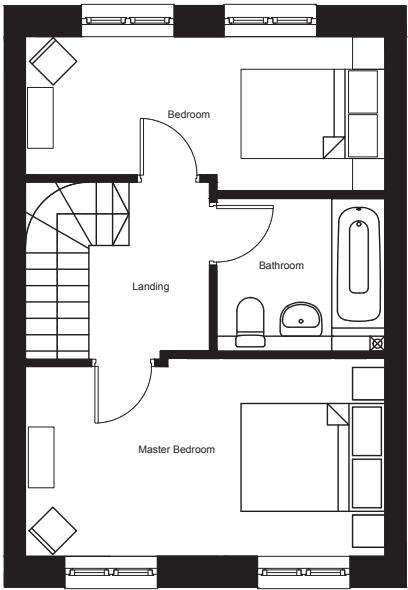
Plots	Kitchen		Living Room		Master Bedroom		Bedroom		Loft Space	
1	4.58 x 2.71m	15'0 x 8'11	5.34 x 3.35m	17'6 x 11'0	4.0m x 3.4m	13'1 x 11'2	4.0m x 3.4m	13'1 x 11'2	3.1m x 7.9m	10'2 x 25'10
2	4.17 x 2.17m	13'8 x 7'1	4.87 x 2.81m	16'0 x 9'3	4.8m x 2.6m	15'8 x 8'6	4.8m x 2.0m	15'8 x 6'7	NA	

# HOUSES

PLOT 3

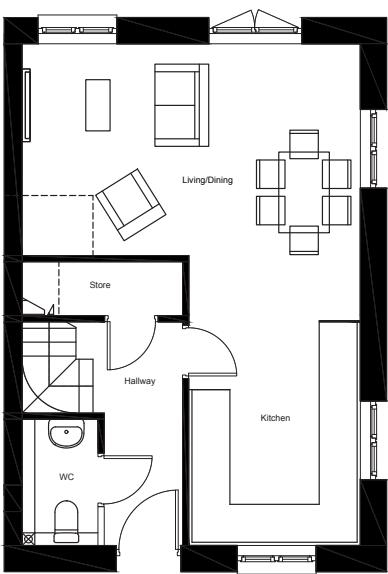


GROUND FLOOR

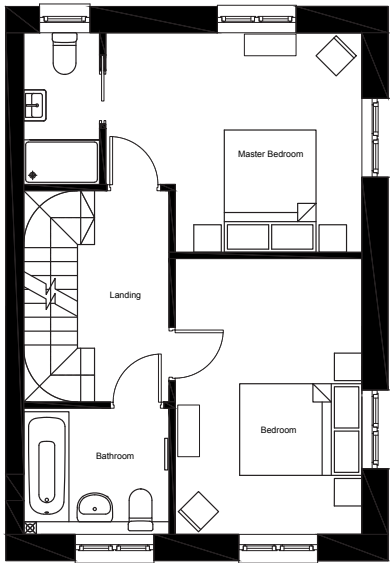


FIRST FLOOR

PLOT 4



GROUND FLOOR



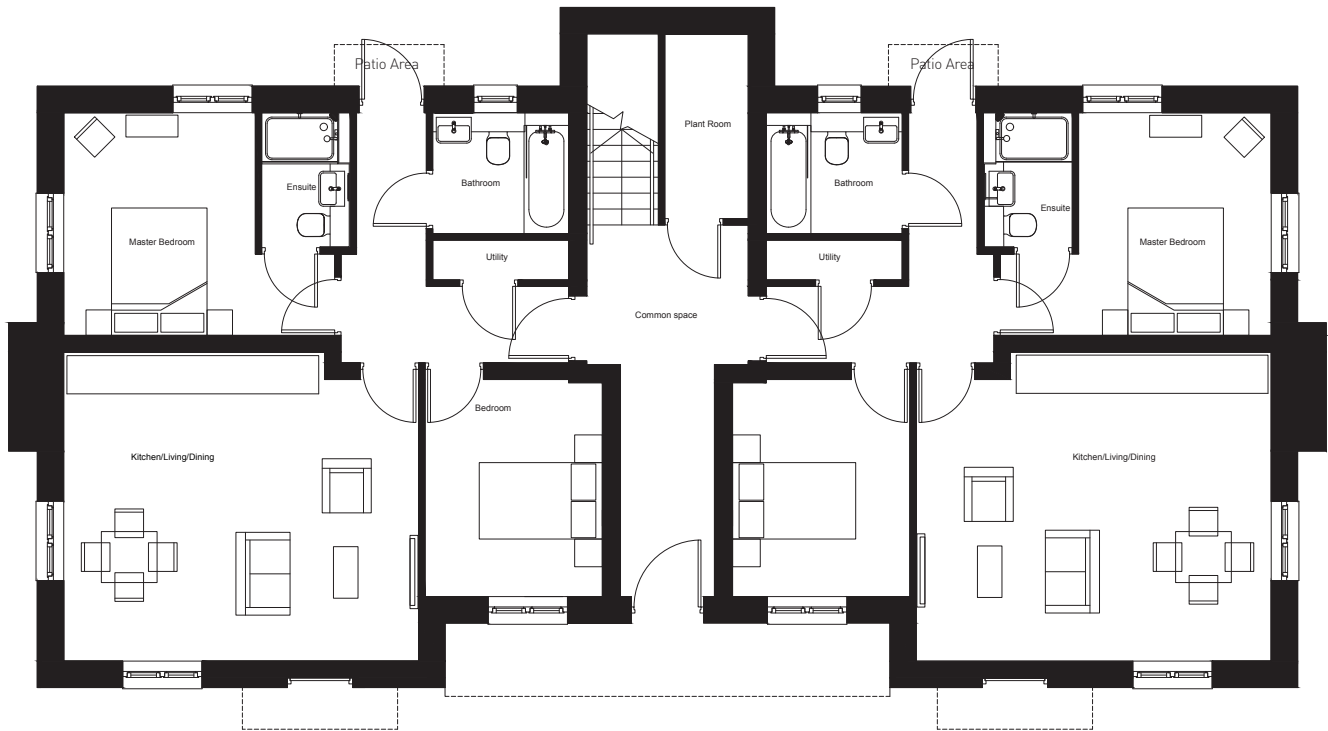
FIRST FLOOR

Plots	Kitchen	Living Room	Master Bedroom	Bedroom
3	4.17 x 2.17m 15'0 x 8'11	4.87 x 2.81m 17'6 x 11'0	4.8m x 2.6m 15'8 x 8'6	4.8m x 2.0m 15'8 x 6'7
4	4.58 x 2.71m 13'8 x 7'1	5.34 x 3.35m 16'0 x 9'3	4.0m x 3.4m 13'1 x 11'2	4.0m x 3.4m 13'1 x 11'2

# APARTMENTS

PLOT 5

PLOT 6

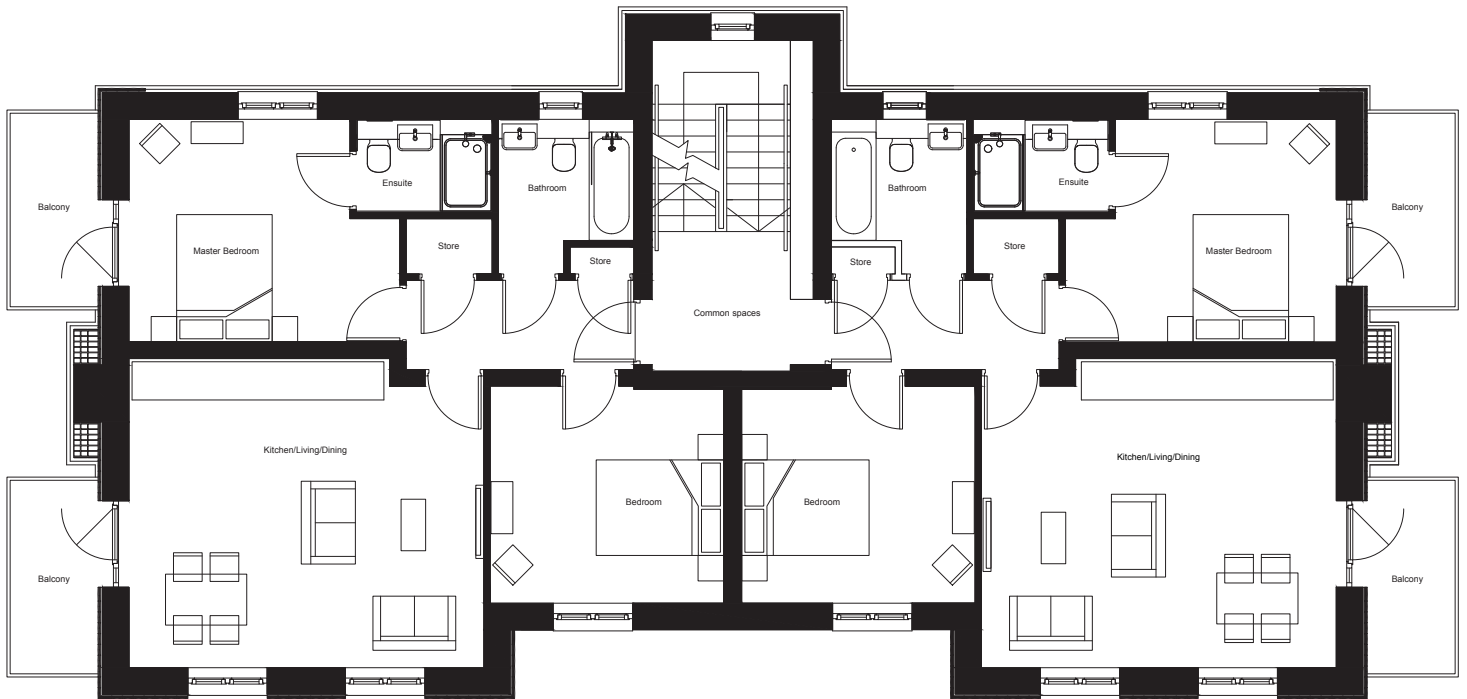


Plots	Kitchen/Living Room	Master Bedroom	Bedroom
5	5.5m x 4.8m 18' x 15'8	4.2m x 3.4m 13'8 x 11'2	2.7m x 3.4m 8'10 x 11'2
6	5.5m x 4.8m 18' x 15'8	4.2m x 3.4m 13'8 x 11'2	2.7m x 3.4m 8'10 x 11'2

# APARTMENTS

PLOT 7

PLOT 8

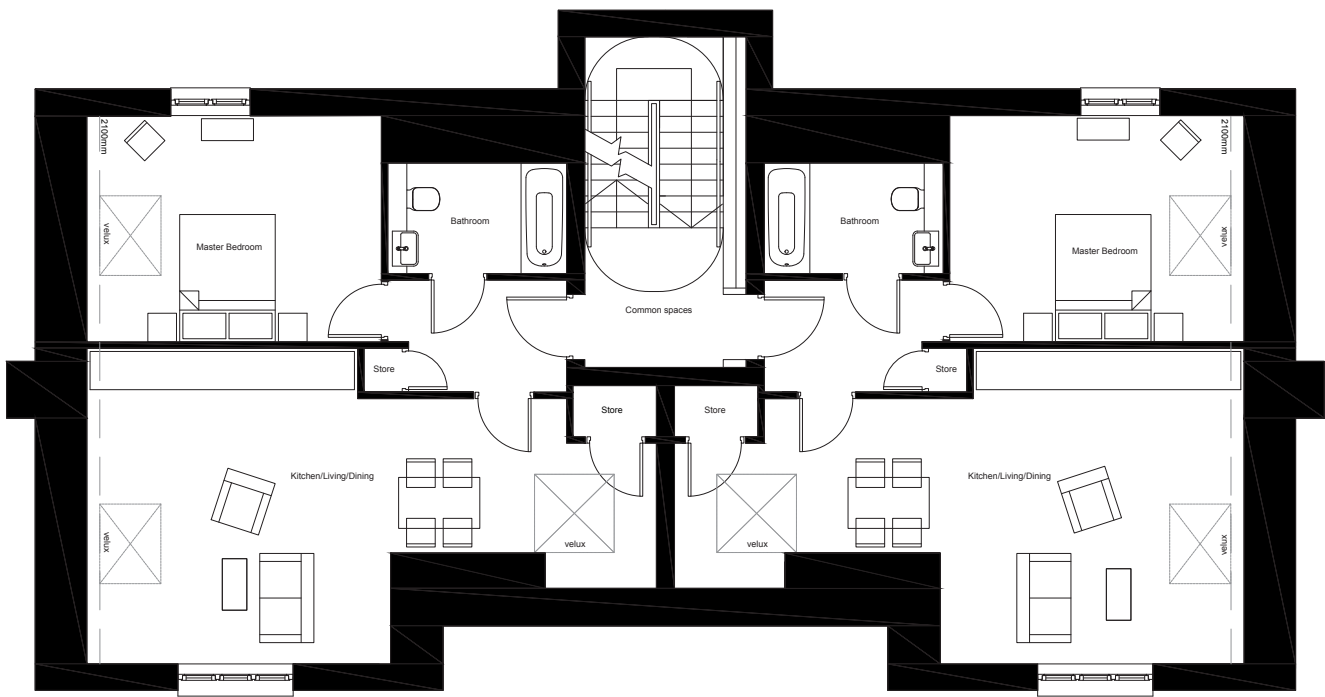


Plots	Kitchen/Living Room	Bedroom 1	Bedroom 2
7	5.5m x 4.8m 18' x 15'8	4.2m x 3.4m 13'8 x 11'2	3.6m x 3.4m 11'10 x 11'2
8	5.5m x 4.8m 18' x 15'8	4.2m x 3.4m 13'8 x 11'2	3.6m x 3.4m 11'10 x 11'2

# APARTMENTS

PLOT 9

PLOT 10



Plots	Kitchen/Living/Dining	Bedroom
9	4.9m x 8.7m 16' x 28'6	4.4m x 3.5m 14'5 x 11'5
10	4.9m x 8.7m 16' x 28'6	4.4m x 3.5m 14'5 x 11'5







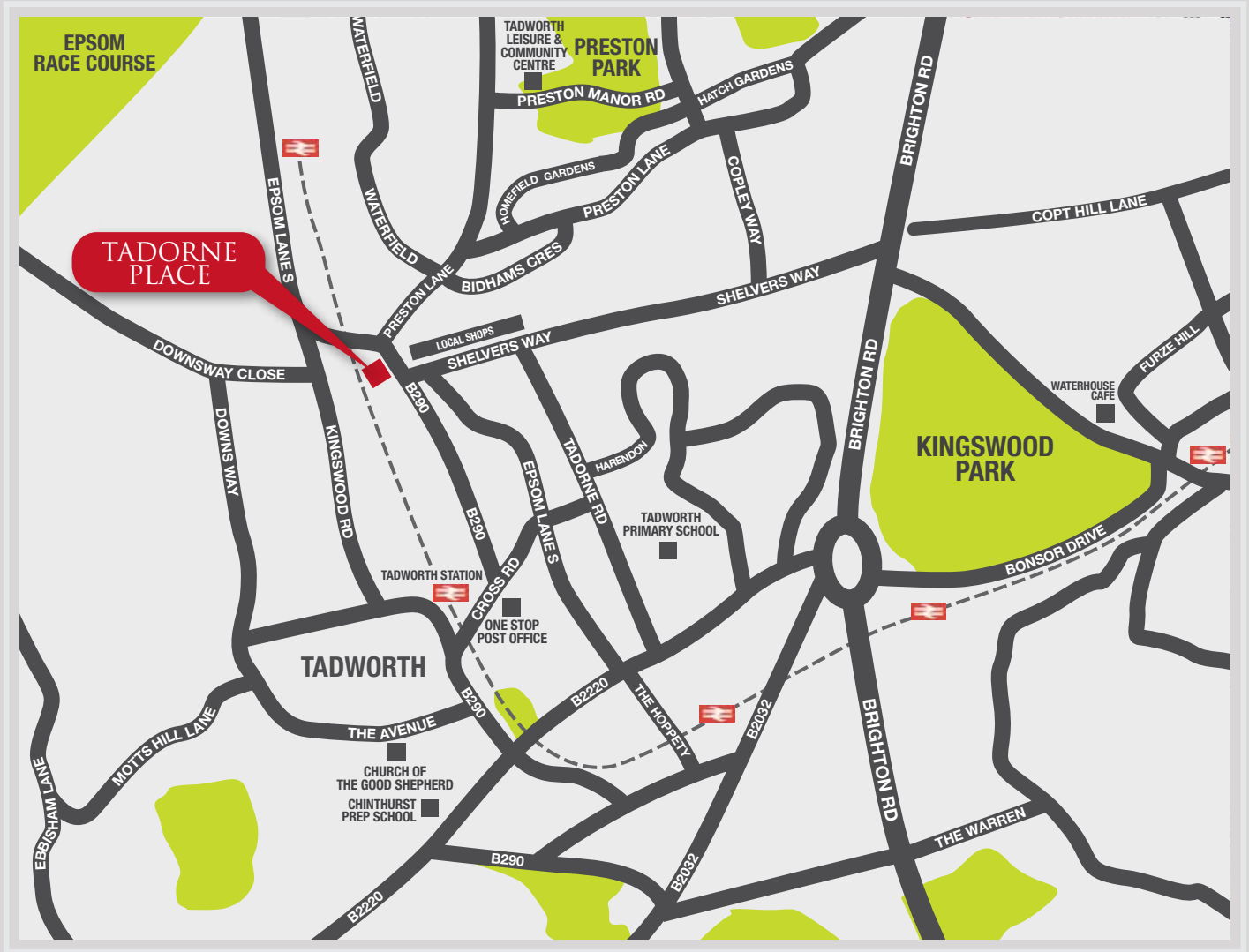
## ABOUT PORTDEVON

Portdevon is an independent, innovative and exciting residential developer delivering desirable homes across the Capital and the surrounding commuter belt.

As specialists within London and surroundings counties property market, our team of experienced professionals draw on a broad range of disciplines to ensure that all our schemes deliver on both quality and superior finish.

While demand for new homes continues to grow, so does the demand for high quality housing, which is carefully matched to the needs and expectations of an individual area and its specific demographics. At Portdevon, we understand that achieving the right property mix in the right location is critical to a development's success and the customer's future enjoyment of their home.





## THE BROCHURE

These particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently, this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPR), the Business Protection from Misleading Marketing Regulations 2006 (BPR).

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

The information provided is intended for illustrative purposes only and could change, for example, in response to market demands or ground restrictions. No person in the employment of our selling agent and representatives has any authority to make any representations or warranty whatsoever in relation to the property.

## FLOOR PLANS

Portdevon property layouts provide approximate measurements and are for illustrative purpose only. Dimensions are taken from the architect's drawings and, therefore tolerances could occur with the 'as built' product and, therefore, floor plans should be used as an approximate guide only.



A DEVELOPMENT BY

**PORTDEVON**



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