

OTTER LODGE

9 USHERWOOD CLOSE, TADWORTH, SURREY

JACKSON-STOPS

OTTER LODGE, 9 USHERWOOD CLOSE, TADWORTH, SURREY KT20 7JB
GUIDE PRICE £1,150,000

AN IMPRESSIVE AND BEAUTIFULLY APPOINTED DETACHED HOME PROVIDING OVER 2,400 SQ FT OF VERSATILE ACCOMMODATION IN AN EXCLUSIVE PRIVATE CLOSE ON BOX HILL



DISTANCES (Approximate)

DORKING 3 MILES
TADWORTH 3.5 MILES
REIGATE 4.5 MILES
LEATHERHEAD 5 MILES
M25 (J9) LEATHERHEAD 6 MILES

GROUND FLOOR

- Reception hall
- Inner hall
- Cloakroom
- Sitting room
- Kitchen/breakfast room and orangery
- Bedroom two with built-in wardrobes and en-suite shower room
- Two further bedrooms, both with built-in wardrobes
- Modern family bathroom
- Utility room

FIRST FLOOR

- Landing/study area
- Principal bedroom, built-in wardrobes and luxurious en-suite bathroom

OUTSIDE

- Beautifully maintained and established gardens
- Substantial sun terrace
- Gazebo
- Raised pond and additional seating areas
- Detached garden studio/home office
- Extensive block-paved driveway providing parking
- Attached double garage
- In all, the grounds extend to approximately 0.3 of an acre

DESCRIPTION

Otter Lodge is an impressive detached home situated within an exclusive private close, built in the early 1990s. During their ownership, our clients have sympathetically renovated, enhanced and extended the property to an excellent standard, including the addition of an orangery and conversion of the loft, creating exceptionally well-presented and versatile accommodation. The welcoming reception hall provides access to a useful utility room, formed from part of the attached double garage, while an inner hall with engineered oak flooring leads to the triple aspect sitting room with inset wood-burning stove and bi-fold doors opening onto the sun terrace. A particular feature is the superb kitchen/breakfast room and orangery, together forming an impressive space measuring approximately 27' x 25' maximum. The kitchen was refitted in 2023 with an extensive range of units, substantial central island and integrated appliances. The orangery, added in 2016, provides a wonderful everyday living and entertaining space overlooking the gardens. New doors and bi-fold doors with electronically operated Venetian blinds were installed in 2024, and the orangery also benefits from twin air-conditioning units. There are three bedrooms on the ground floor, including a double aspect guest bedroom with fitted wardrobes and en-suite shower room. Two further bedrooms, both with fitted wardrobes, are served by a modern family bathroom. The loft was cleverly converted in approximately 2018, with the former fourth bedroom providing staircase access and a useful study area. The first floor is devoted to an excellent principal suite comprising a generously proportioned bedroom with built-in wardrobes and a spacious, luxurious en-suite bathroom with separate shower. The beautifully established gardens are a prime feature, predominantly laid to lawn with mature planting and shrub borders providing excellent privacy and seclusion. A substantial sun terrace adjoins the orangery and sitting room, complemented by further seating areas, a gazebo and raised pond. A detached garden studio provides an ideal home office. To the front, an extensive block-paved driveway provides ample parking and turning and leads to the attached double garage with electric roller door installed in 2023. The property also benefits from solar panels, battery storage and EV charging point. In all, the grounds extend to approximately 0.3 of an acre.

LOCATION

Otter Lodge is situated in Usherwood Close, a small and exclusive private development of detached properties, built in the early 1990s and occupying comfortably sized plots on Box Hill. Box Hill occupies an elevated position within the glorious Surrey Hills, surrounded by beautiful open countryside and enjoying far-reaching views. Much of the surrounding countryside is managed by the National Trust and provides outstanding opportunities for walking, cycling and riding, with an extensive network of footpaths and bridleways readily accessible. Local amenities include shops, a sub-post office and doctors' surgery, together with Smith & Western restaurant and the recently opened gastro pub, The Chalk Hare. Dorking, together with the nearby village of Tadworth and towns of Leatherhead, Reigate and Epsom, provides an excellent range of shops, cafés, restaurants and everyday amenities.













OTTER LODGE, 9 USHERWOOD CLOSE

MAIN HOUSE 2,412 SQ FT/ 224.1 SQ M
GARAGE AND OUTBUILDINGS 560 SQ FT/ 52 SQ M
TOTAL APPROX. FLOOR AREA 2,972 SQ FT/276.1 SQ M

Post Code: KT20 7JB
Latitude: 51.250633 **Longitude:** -0.281735
What3words: front.cabin.brass

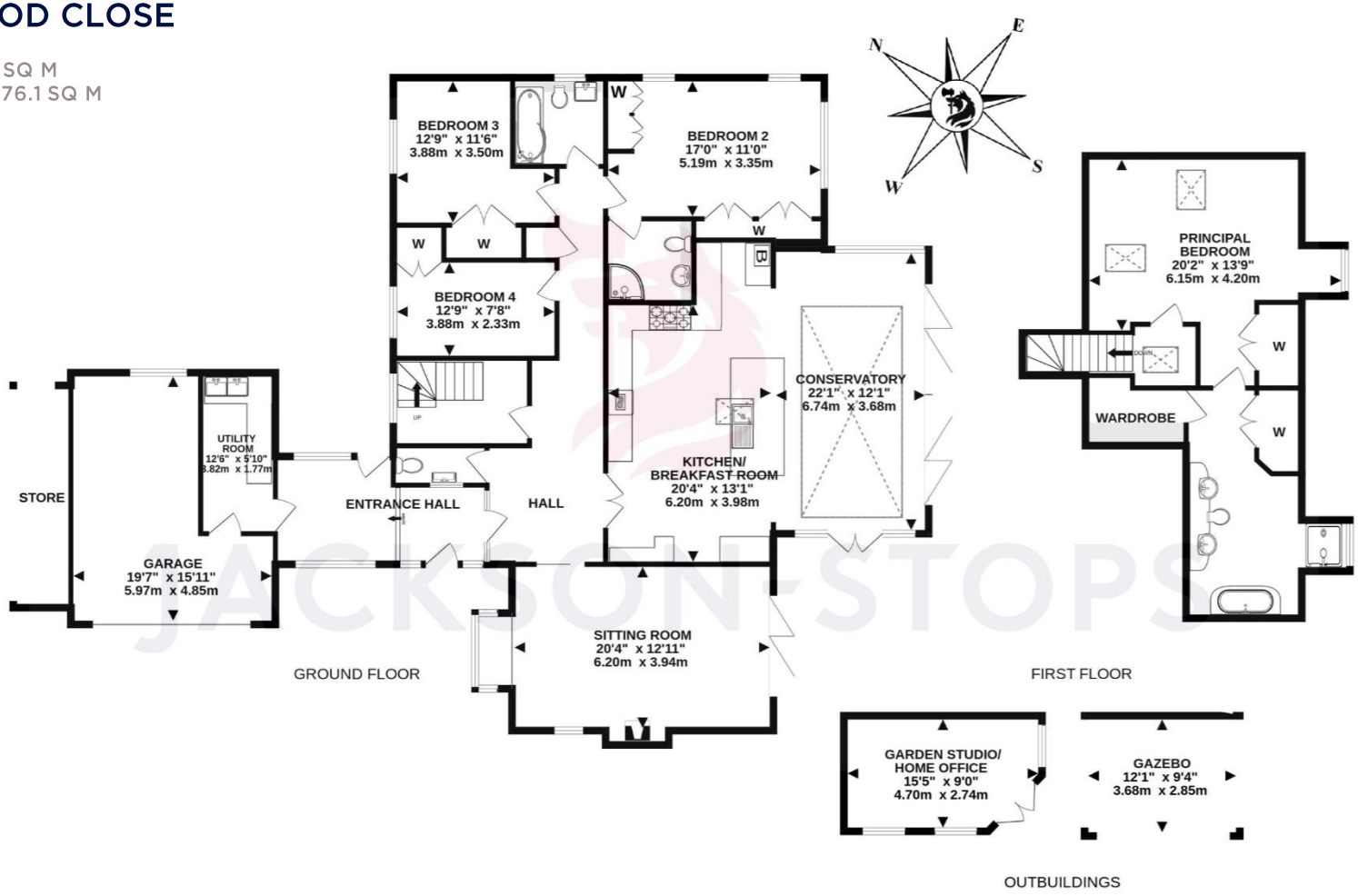
Council Tax Band: G
Annual Service Charge: £120/150 per annum
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Freehold
Broadband: FTTC
Utilities:
Electric – Mains supply
Water – Mains supply
Heating – Gas central
Sewerage – Mains supply

Rights and Restrictions:
Ask agent
Risks:
No flood risks



recycle



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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