

CHOICES

SELECT



Babylon Lane LOWER KINGSWOOD Tadworth KT20 6XE

£2,500,000

SUBSTANTIAL PROPERTY WITH SWIMMING POOL AND EQUESTRIAN FACILITIES - Choices are proud to bring to the market this IMMACULATELY PRESENTED SIX BEDROOM DETACHED HOUSE set within 9 acres of land in a sought after rural location with breath taking views. Locally you have the choice of Kingswood or Lower Kingswood villages for your everyday needs including schools, shops and amenities with Kingswood and Reigate train station offering links to London, Gatwick Airport and Brighton. For a more extensive array of shops, restaurants, a college, golf course and plenty of riding and walking spaces Reigate town is perfect you can also access the M25 from here. Once you have entered the secure gated driveway you arrive at the EXCEPTIONALLY SPACIOUS accommodation which is arranged over four floors and comprises to the ground floor: Grand entrance hall, cloakroom, reception room with access to a snug, dining room, extensive conservatory with bar, fully fitted kitchen/breakfast room, utility room and a family room with stairs descending to the basement level consisting of a cinema/games room. After ascending the staircase you arrive at the first floor, arranged as: Master bedroom benefiting from a superb en-suite and dressing room, four further bedrooms, one with an en-suite and a stunning family bathroom leaving just the spacious second floor suite with bedroom and an en-suite. Outside has plenty to offer too: Two double garages, stable block, swimming pool, sauna, hot tub, changing rooms, bar, kitchen, tennis court and a cloakroom along with an abundance of parking. This striking property has it all - Spacious living, 9 acres of land and an idyllic village setting - perfect for your family so come and view all that it has to offer. Call Choices NOW and arrange your appointment, once you arrive you will not want to leave! EPC Rating D.

*** Spacious six bedroom detached house**

*** Four reception rooms**

*** Bathroom & three en-suites**

*** Versatile accommodation offering many possibilities**

*** Swimming pool with sauna & hot tub**

*** Equestrian facilities including four stables**

*** Secure gated access & set within 9 acres**

*** Sought after rural location with stunning countryside views**

*** Buyers Commission May Be Required**

*** Draft details awaiting vendor approval**

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Entrance Hall

Stairs rising to the first floor. Doors to:

Cloakroom

Reception Room 24' 0" x 17' 0" (7.31m x 5.18m)

Double doors to:

Snug 13' 0" x 10' 2" (3.96m x 3.10m)

Dining Room 21' 6" x 14' 0" (6.55m x 4.26m)

Conservatory 38' 0" x 21' 0" (11.57m x 6.40m)

Open to:

Kitchen/Breakfast Room 25' 11" x 17' 0" (7.89m x 5.18m)

Utility Room

Family Room 25' 1" x 16' 8" (7.64m x 5.08m)

Stairs descending to the basement.

First Floor Landing

Stairs rising to the second floor. Study area. Doors to:

Master Bedroom 21' 1" x 13' 0" (6.42m x 3.96m)

Double doors to:

En-Suite

Dressing Room 12' 0" x 10' 5" (3.65m x 3.17m)

Bedroom 2 14' 0" x 13' 0" (4.26m x 3.96m)

Access to:

En-Suite

Bedroom 3 16' 0" x 13' 0" (4.87m x 3.96m)

Bedroom 4 14' 0" x 13' 3" (4.26m x 4.04m)

Bedroom 5 14' 0" x 12' 0" (4.26m x 3.65m)

Bathroom

Second Floor Suite 22' 0" x 10' 0" (6.70m x 3.05m)

Access to:

En-Suite

Basement Level

Cinema/Games Room 39' 0" x 19' 0" (11.88m x 5.79m)

Outside

Blocked paved driveway to front providing ample parking.

Double Garage 21' 4" x 20' 0" (6.50m x 6.09m)

Double Garage 25' 5" x 23' 0" (7.74m x 7.01m)

Stable Block

Four stables. Tack Room. Gymnasium with potential to convert into two further stables.

Pool Area

Swimming pool. Hot tub.

Kitchen 12' 7" x 12' 1" (3.83m x 3.68m)

Bar

Sauna

Changing Rooms

Three changing rooms.

Shower

Cloakroom

Plant Room 13' 9" x 12' 1" (4.19m x 3.68m)

Tennis Court

Buyers Commission May Be Required*

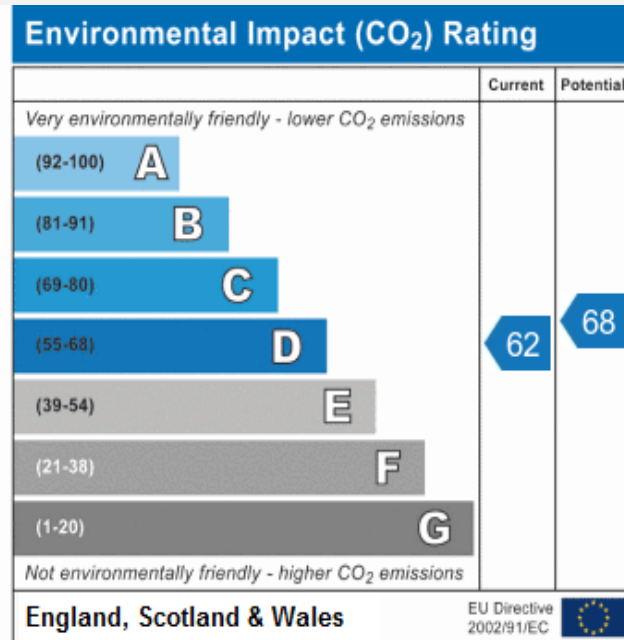
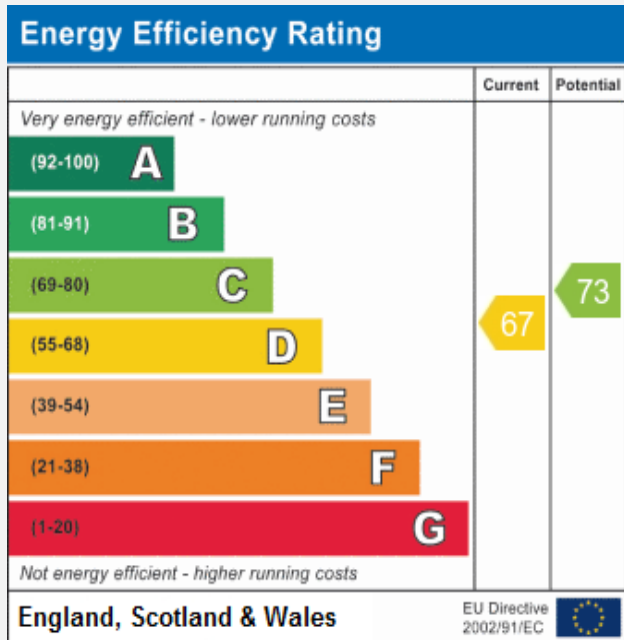
*Full details are available upon request.

Tenure - Freehold.

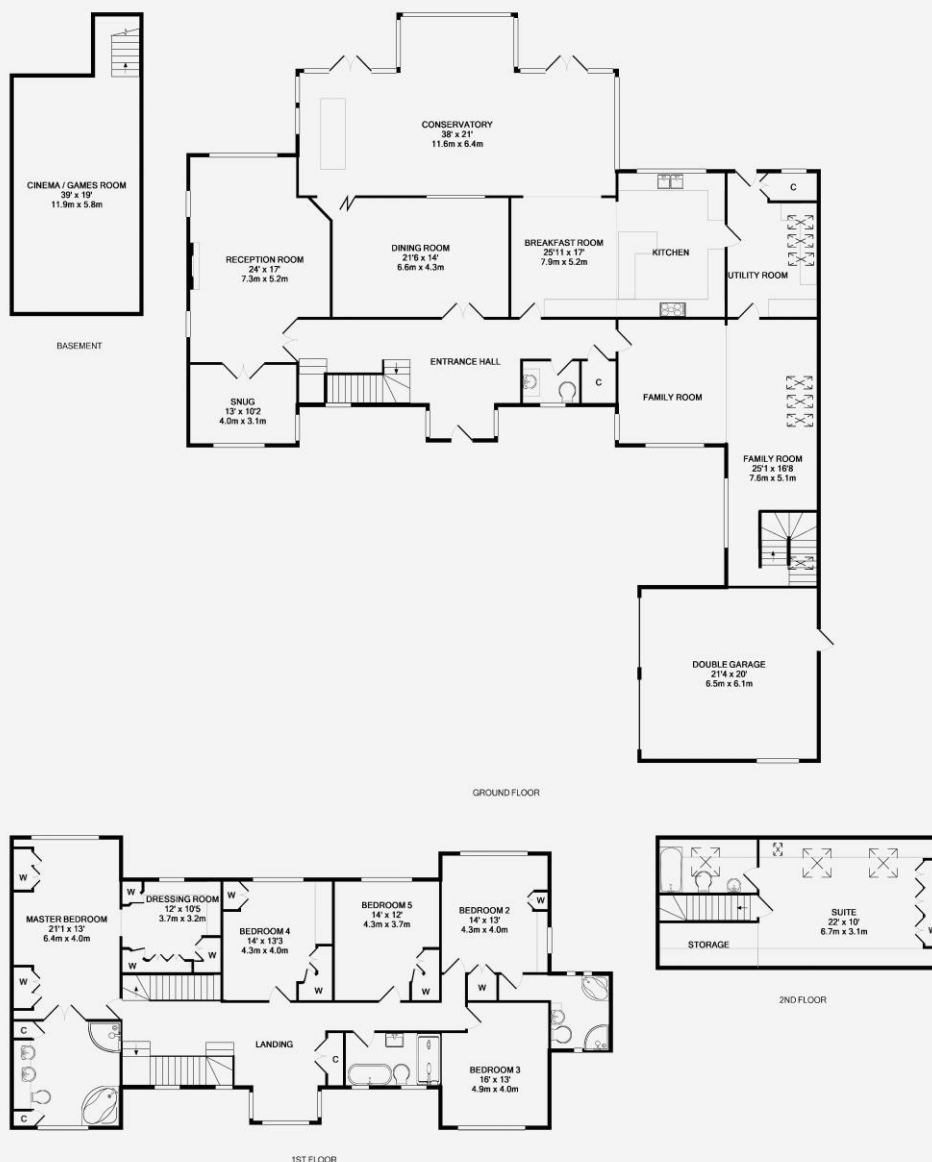


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Reference:
RE55015115



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 10/07/17

MONEY LAUNDERING REGULATIONS - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.