



Leafy seclusion on the southern edge of Walton Heath

exclusive to

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Mogador
Tadworth
KT20 7HQ

London 19 miles
Reigate 2 miles Epsom 6 miles Banstead Village 4 miles
London by rail 40 minutes from Kingswood Station
or 35 minutes from Merstham Station
M25 (Junction 8) 1 mile
All times and distances are approximate

Enjoying leafy seclusion on the southern edge of Walton Heath, an Edwardian country house of character, set in over 1.25 acres including beautiful gardens with South and West aspects.

Sympathetically extended and refurbished, a spacious and versatile family home with ample space for working at home.

Offers in Excess of £1.5 million

View by appointment please, exclusively through Richard Saunders and Company
Telephone 01737 360000

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- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Study ■ Studio / Family Room ■ Garden Room
- Kitchen – Breakfast Room ■ Utility Room ■ Pantry
- Five Bedrooms, Two Bathrooms and a Shower Room including Principal and Second Suites
- Three Garages ■ Workshop ■ Garden Store
- Deep Frontage ■ Secluded Gardens with ample space for standing paddock and loosebox
- In all, 1.26 Acres



Individually designed and built around 1910 with 'Arts and Crafts' influences, this impressive detached house retains all the warmth and character of its period.

There are up to five reception rooms offering ample space for family living and working at home. The stunning garden room is ideal for all seasons with a wood-burning stove, flagstone floor with underfloor heating and its bi-fold doors opening, without any step onto the wrap-around sun terrace. Perfect for inside/outside living and entertaining family and friends.

The quintessential English country kitchen-breakfast room is complete with an Aga stove, fitted dresser, butler's sink and quarry-tiled floor and there's a utility room and walk-in pantry.

All five bedrooms are of double size and two are served by ensuites (one bathroom and one shower room), in addition to the family bathroom and separate WC.

Certainly a feature of this country house are its beautiful gardens which encompass the house and including a pretty courtyard, large terrace, level lawns, natural privacy to the borders and ample space, if required, for a standing paddock and loosebox. Three garages are approached over the driveway which also provides parking space.



Situated almost at the end of this 'no-through' lane, the house has a private, tucked-away location adjoining the southern edge of National Trust Walton Heath with its outstanding natural beauty and championship golf courses. Renowned locally by equestrians and dog-owners alike, Mogador has immediate access to a network of bridleways leading onto Colley Hill, Reigate Hill and the excellent heathland turf of Walton Heath and Headley Heath.

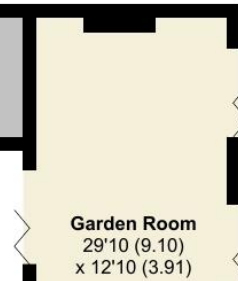
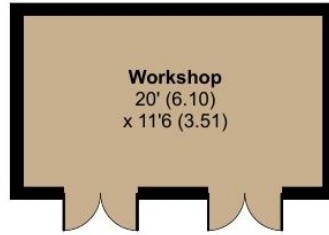
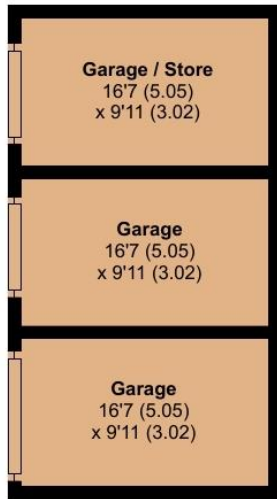
Nearby Lower Kingswood has local shopping and an M&S Foodstore, whilst Reigate, Epsom and Banstead Village are all easily reached by car, each offering a bustling High Street with shops, cafes and foodstores. There are rail services at nearby Kingswood, Reigate and Merstham and Junction 8 of the M25 is within a few minutes' drive, bringing both Gatwick and Heathrow airports and the coastal ports with easy reach. This part of the Surrey Downs offers diversity for schooling including the local Kingswood Primary School and further afield, Reigate Grammar, Epsom College, Chinthurst, Aberdour, Dunottar, City of London Freeman's, St John's and Micklefield School.

There are many venues for sport, leisure and cultural pursuits in the area such as golf at Walton Heath, Reigate Hill, Kingswood and RAC Woodcote Park in Epsom, several cinemas and theatres, numerous tennis and sports clubs, gyms and Epsom Downs racecourse, home of the famous Derby. There are also many pubs and restaurants locally including The Sportsman gastro-pub within a few minutes' walk.



- All the warmth and character you would expect from an Edwardian house
- Extensive level gardens, enjoying a South and West aspects to the rear
- Ample space for standing paddock and loosebox if required
- Beautiful presented interior with authentic period character features
- Bright farmhouse-style kitchen with Aga stove and quarry-tiled floor
- Up to five Reception Rooms with a versatile layout, space for work at home
- Stunning Garden Room with flagstone floor, wood-burning stove and bi-fold doors
- Five double Bedrooms, two with Ensuites
- Recent new roof ■ Gas Central Heating
- Deep frontage with extensive driveway for further parking and three garages
- Secluded, edge-of-heath location with remarkable accessibility

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council. Council Tax Band: G
 Services: Mains gas-fired Central Heating, Mains Electricity, Sesspit Drainage

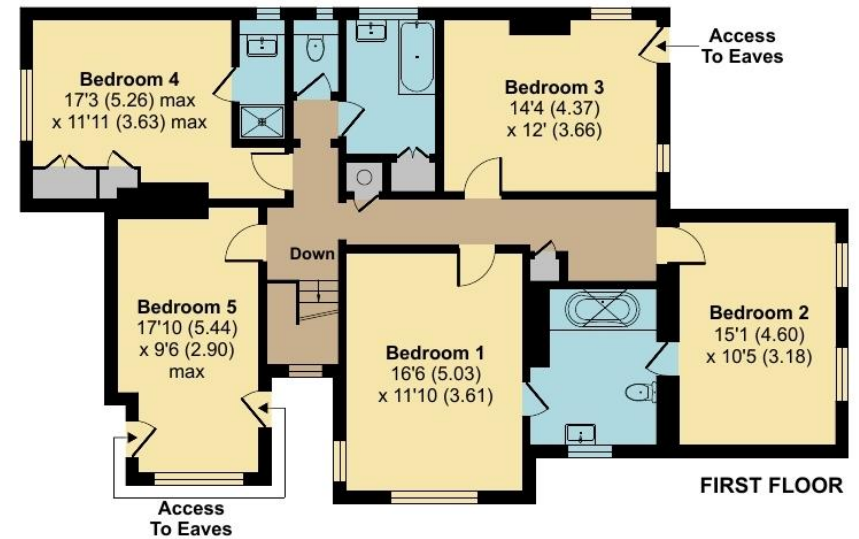
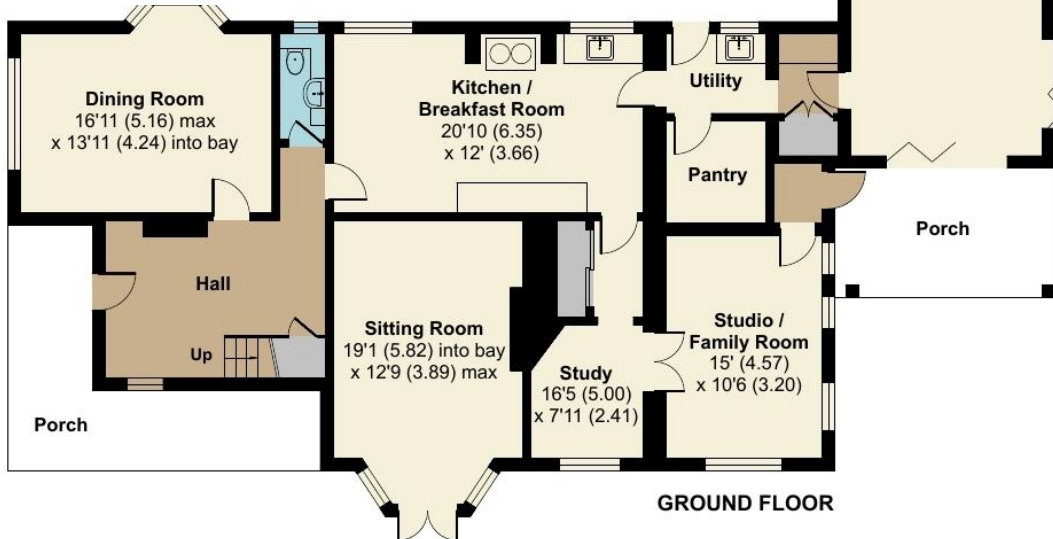


TOTAL FLOOR AREA

3572 SQ FT / 331.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G



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