



Beautifully presented in a semi-rural location

exclusive to

**SAUNDERS**

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# Margery Lane Lower Kingswood KT20 7BG

London 19 miles Reigate 3.5 miles Banstead 5 miles  
London by rail 45 minutes from Tadworth Station  
M25 (Junction 8) 1.5 miles  
*All times and distances are approximate*

Set on the edge of rolling fields and heathland this detached four bedroom family home offers fantastic accommodation with flexibility for multi-generational living and space for further outbuildings which could suit a variety of interests. Internal viewings are thoroughly recommended

- | Entrance Hall
- | Kitchen – Dining Room
- | Sitting Room
- | Study
- | Utility
- | Downstairs Shower Room
- | 4 Bedrooms
- | Dressing Room/Bedroom 5
- | Bathroom, x2 En-Suites
- | Garage
- | Garden

Price £1,250,000





This detached four bedroom home has been finished to a high standard by the current owners and offers flexibility for modern family living with potential for use as a six bedroom. The large kitchen - dining room is well laid out with a tasteful modern kitchen fitted with high specification appliances, this space is supplemented by the separate sitting room, both spaces benefit from direct access to the garden and wood-burning stoves. The study could be used as an additional bedroom or even an annexe with light remodelling, also downstairs is a shower room, utility room and garage. Upstairs are four double bedrooms and a fifth bedroom currently used as a dressing room, two of the bedrooms share a "Jack and Jill" shower room whilst the principal bedroom has a beautifully finished en-suite bathroom.

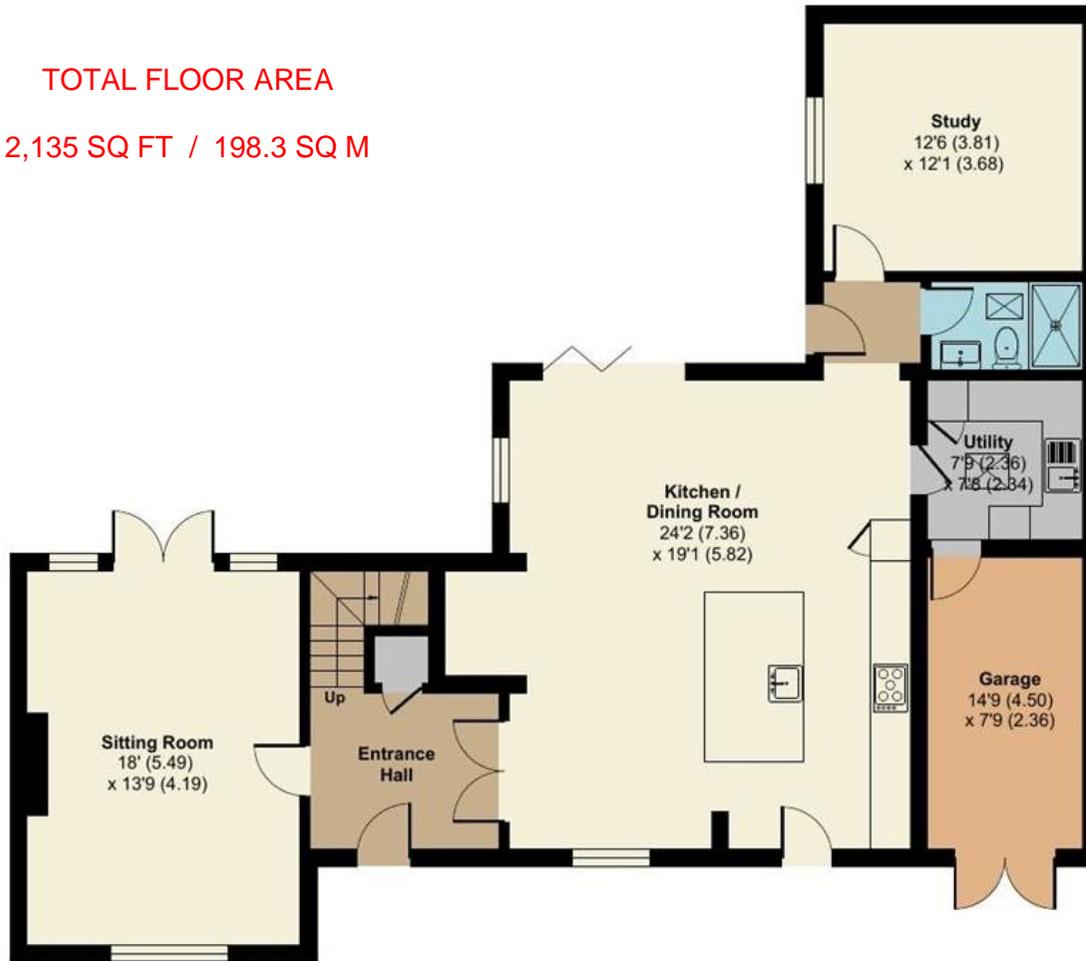


The property is well positioned on this semi-rural lane in Lower Kingswood with fields opposite. Margery Lane leads to Margery Wood and Colley Hill with an abundance of open countryside and areas for cycling, horse riding and country walks. There are local shops and school in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The M25 is easily accessed at Junction 8 (Reigate Hill).

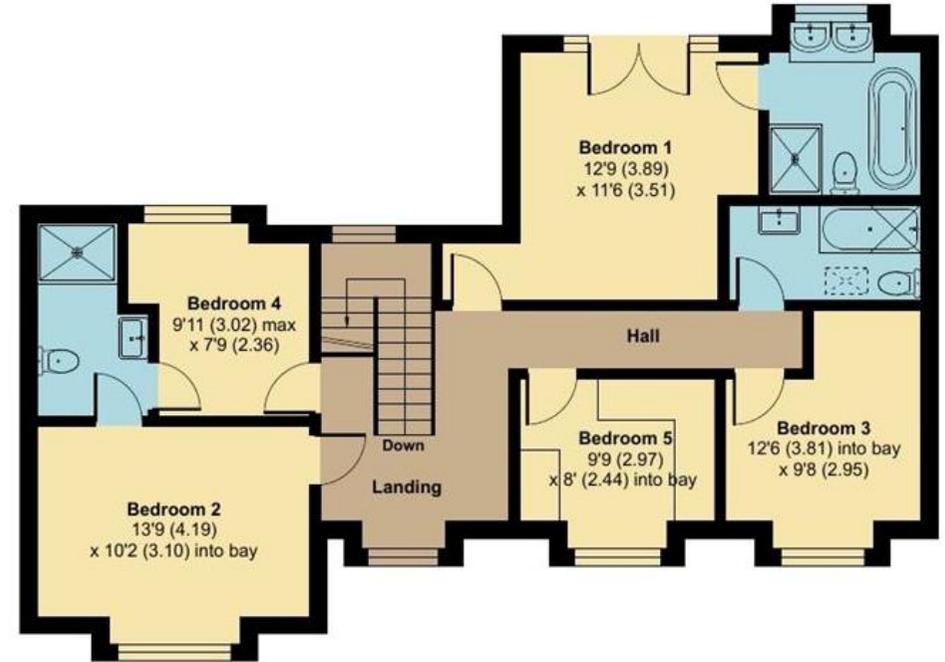
Idyllic location on the edge of Colley Hill | Naturally secluded 0.25 acre plot | Wood-burning stoves to Sitting and Kitchen-Dining rooms | Beautifully finished en-suite to principal bedroom with roll-top bath | Could be used as a 5 bedroom home | Wealth of internal and external storage | Annexe potential | Rear access from Mint Lane | Gated driveway parking | Potential for further expansion (STPP)



**TOTAL FLOOR AREA**  
**2,135 SQ FT / 198.3 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: F  
 All mains services  
 FFTP Broadband Available  
*To the best of our knowledge on production of this brochure*

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Viewing  
 Please call us to arrange  
 a viewing appointment

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