



A glorious location on the edge of National Trust Colley Hill

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)







## Merrywood Grove Mogador, Tadworth KT20 7HF

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*

On the edge of National Trust Colley Hill and yet enjoying privacy in its secluded, 2.7 acre grounds, an Edwardian country house of tremendous character and gravitas.

An outstanding 'Arts and Crafts' property with the benefit of stabling and a paddock and immediate access to a network of bridleways.

**Guide Price £2 million**

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

**kingswood@richardsaunders.co.uk**



- Entrance Hall ■ Boot
- Drawing Room ■ Dining Room ■ Study ■ Snug
- Open plan Kitchen – Breakfast - Family Room ■ Utility Room
- 4 Bedrooms, 3 Bathrooms each with Shower, including Principal and Second Suites
- Independent 1-Bedroom Annexe or Studio with Shower Room
- Double Garage ■ Stabling for two ■ Extensive parking
- South-West facing Gardens ■ Heated Swimming Pool ■ Paddock
- In all, around 2.7 acres





Individually designed in the 'Arts and Crafts' style and built around 1911, this beautiful property is said to have been commissioned by a London-based composer as his country retreat and for entertaining friends.

The house remains ideal for those who like to host with its magnificent vaulted drawing room which has oak panelling, oak flooring and brick fireplace. There are ample further living rooms for all the family and the perfect kitchen-breakfast-family room, bespoke fitted with oak cabinets, granite surfaces an enamelled Aga stove and companion and integrated appliances. There are four double bedrooms, all with fitted wardrobes. The principal bedroom has a dressing room and ensuite bathroom and there's a second ensuite bathroom in addition to the one shared by the third and fourth bedroom. The independent studio or annexe would also be ideal as a substantial office at home.

Encompassed by its leafy gardens, the house is approached over a long, winding driveway which culminates in a parking area for several cars, trailers etc., as well as a double garage. There is also stabling for two and a standing paddock.

The house is beautifully presented, having been refurbished and upgraded by the owners.







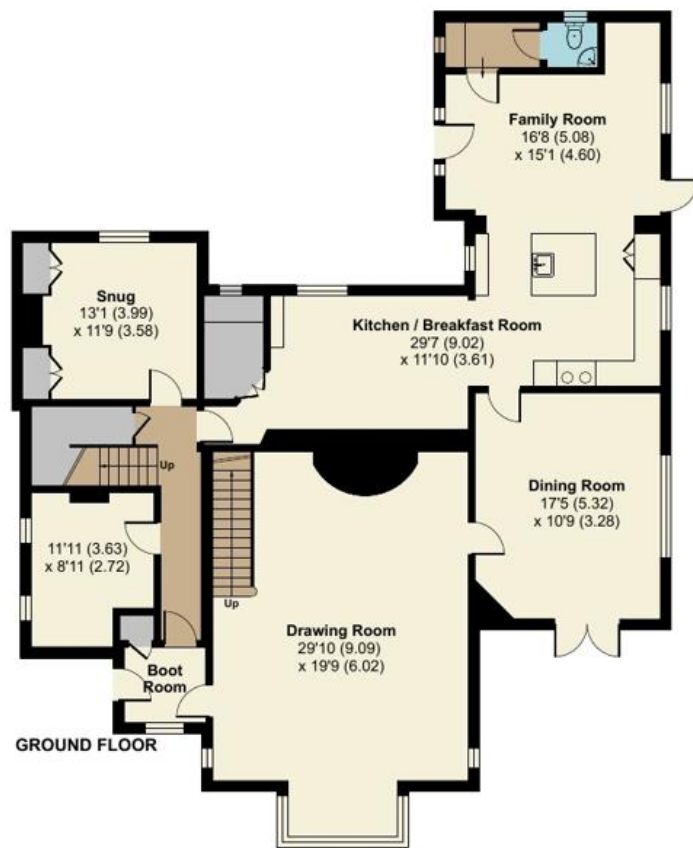
The property has direct access to National Trust Colley Hill from where there are breath-taking views across open countryside to the South Downs. Renowned locally by equestrians and dog-owners alike, Mogador has immediate access to a network of bridleways leading onto Colley Hill, Reigate Hill and the 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, Abdour, Dunottar, City of London Freeman's, St John's and Micklefield School.

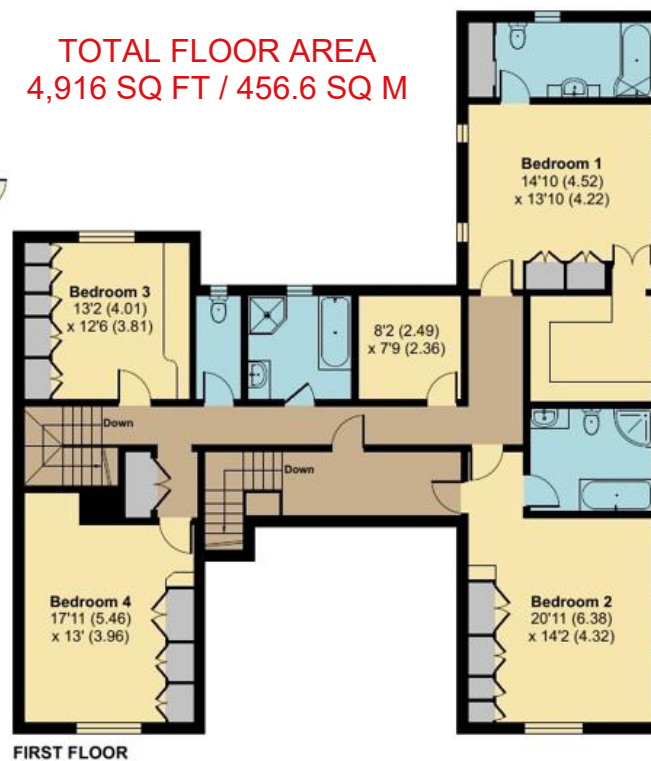
There are many venues for sport, leisure and cultural pursuits in the area such as golf at Walton Heath, Reigate Hill, Kingswood and RAC Woodcote Park in Epsom, several cinemas and theatres, numerous tennis and sports clubs, gyms and Epsom Downs racecourse, home of the famous Derby. There are also many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



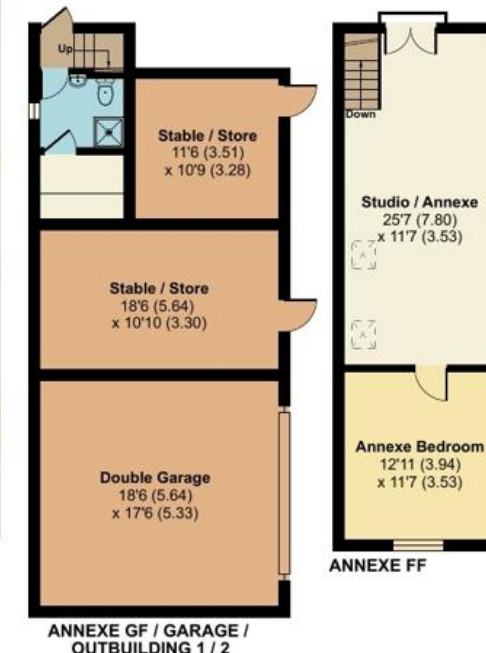




Ground Floor

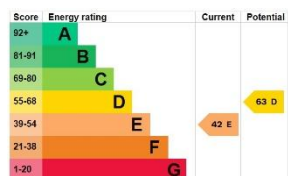


First Floor



Annexe

Garage and Stables



Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: G  
 Broadband: Superfast Fibre available  
 Septic Tank, Mains Gas and Mains Electricity  
 To the best of our knowledge on production of this brochure



**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





*The many features of this fine home include:*

- *Wealth of Edwardian character features*
- *Impressive double-aspect dining room with fireplace*
- *Fitted wardrobes to all four double bedrooms*
- *Stabling for two and large paddock above*
- *Secluded gardens with pool and South-West aspect*
- *Magnificent drawing room with fireplace and gallery*
- *Bespoke Oak-fitted kitchen with Aga stove and appliances*
- *Three modern bathrooms, two ensuite*
- *Detached double garage with independent studio/annexe*
- *Replacement double glazing and gas central heating*



