

Kennedys'

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Lower Kingswood
KT20 7HP

We all have our own idea of what our "dream home" looks like, and our clients at Juniper Stables have spent their tendership of this beautiful property slowly crafting theirs. The detached family home has been modernised throughout, and the approximately 2 and a half acres of grounds it sits within comprise of gardens, lawn, outbuildings and woodland.

£2,250,000



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- Idyllic detached family home
- Modernised throughout
- Outbuilding with gym, office, bedroom and shower room.
- Two private gates
- Old stable block currently being used as storage

- Situated within approximately 2.5 acres of grounds
- 4 Bedrooms within the house
- Two double garages
- Gardens comprising multiple lawns, maturing flower beds, vegetable patches and more
- Approximately an acre and a half of woodland consisting of clearings and mature woodland



PROPERTY DESCRIPTION

The ground floor has been designed with one thing in mind, the incredible outlook to the rear of the property, and is undeniably effective. The main living room is a large entertaining space, with two large picture windows to the rear, as well as a shower room and French doors out to an outdoor entertaining area. The Neptune kitchen has units in "Neptune Grey Oak", contrasting against the white quartz worktop on the kitchen island. Adjoining the kitchen is the beautiful new addition of a garden room, featuring two walls of glass, providing the perfect vantage point for views over the garden. The ground floor also features a dining space, a formal sitting room, a downstairs w/c and utility room.

Upstairs the principle bedroom is located at the western end of the house, with a generous ensuite, and walk-in wardrobe. The remaining double bedrooms are found along the rear of the house to make the most of the garden views, along with a family bathroom.

The house is amazing, though in this case it's only part of the story, for the property benefits from a number of outbuildings, including one to the front of the house featuring a home office, gym area, additional shower room and a guest bedroom. There are also two double garages, a greenhouse, and an old stable block. The block is currently used for garden storage, though vehicle access and the nature of the property means it could easily be converted back into functional stables. The gardens are vast, and strike a perfect balance between practicality for human use, and consideration for wildlife, pollinators, and biodiversity. The patio areas to the rear of the house are perfectly situated for socialising and soaking up the sun, with an outdoor kitchen, seating areas, and feature pond all adding to the atmosphere. To the front of the house, the property benefits from two large private gates, the owners tend to use one in, and one out. The house has one more trick up its sleeve, a further acre and a half of woodland sits alongside the formal gardens, full of bluebells and wildlife, it truly is idyllic. The area is a balance of forest clearings, and mature trees, and some denser areas of vegetation. It's been brought to our attention that this space combined with the stable block would lend the property perfectly to equestrian use.



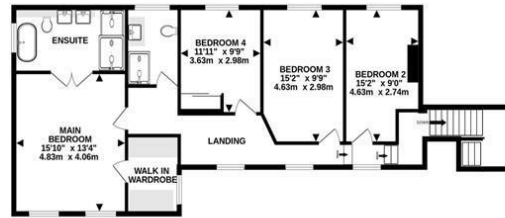






PROPERTY DESCRIPTION

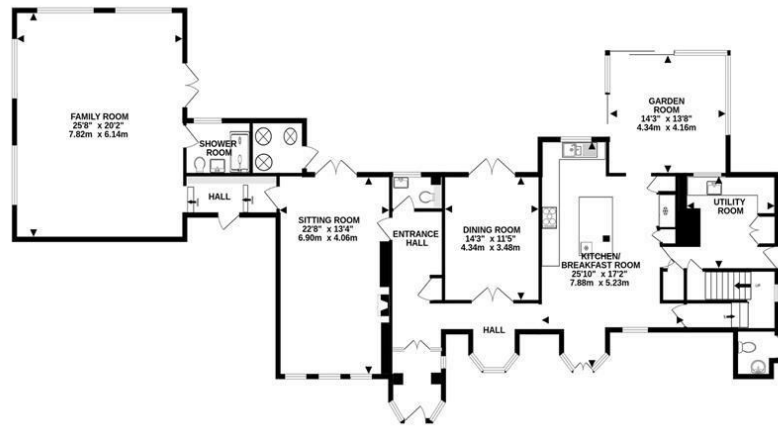
Mogador is a quiet Surrey hamlet situated on the top of Colley Hill between Reigate and Tadworth Village and whilst it benefits from rural life it also enjoys the convenience of being on the edge of both villages and Towns all within several minutes' drive. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local livery stables whilst Walton Heath, Kingswood and Surrey Downs golf courses are within a few miles. Mogador is conveniently situated within easy reach of Junction 8 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area with Royal Alexander and Albert School, Epsom College, St Johns school, City of London Freeman's, St Bedes, and The Priory CofE schools close by. Local amenities at the neighbouring village of Tadworth cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Reigate, Dorking or Epsom, all of which offer mainline train services to London Victoria and Waterloo. The village of Merstham is also a short drive, with a station offering parking and a line directly up to London Victoria via Clapham Junction, London Bridge and Black Friars to name a few. If you require further information or wish to view this beautiful home, please contact a member of our sales team.



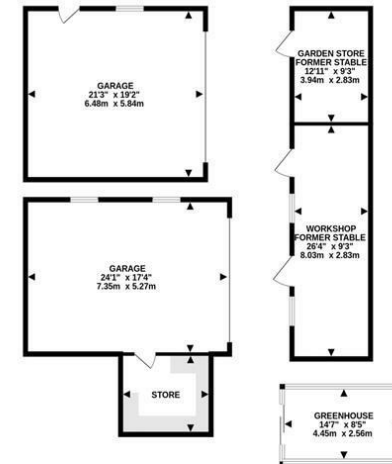
1ST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



STUDIO
787 sq.ft. (73.1 sq.m.) approx.



GROUND FLOOR
2072 sq.ft. (192.5 sq.m.) approx.



OUTBUILDINGS
1408 sq.ft. (130.8 sq.m.) approx.

MAIN HOUSE 287.2 SQ.M (3091 SQ.FT) OUTBUILDINGS 203.9 SQ.M (2196 SQ.FT)

TOTAL FLOOR AREA : 5287 sq.ft. (491.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	80
(69-80) C	62
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL:
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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