

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Stagholt
Merrywood Grove
Lower Kingswood
KT20 7HF

****Equestrian property**** This attractive four-bedroom property set in just over two acres, is located on the edge of Colley Hill, and enjoys the close proximity of Reigate town as well as Tadworth and Walton on the Hill Village.

£1,195,000



- Modern 4 bedroom chalet bungalow
- Equine facilities include 3 stables, a tack room and store room
- Sleek modern finish throughout
- Ample off road parking

- Situated on just over 2 Acres of land
- Other outbuildings include home office / home gym and single garage
- Plot backs onto Colley Hill, with access via back gate
- Well situated for hiking, cycling, horse riding and other outdoor pursuits



PROPERTY DESCRIPTION

Hidden behind an electric gate offering privacy and seclusion, this modern chalet bungalow has been fully refurbished and extended since 2015 by the current owners.

The high gloss modern kitchen with a wealth of wall and base units with quartz worktops includes integrated fridge/freezer, five ring induction hob, dishwasher, Siemens double ovens, under counter stainless sink and breakfast bar. The utility room offers more storage, sink and space for washing machine and tumble dryer with all important access to the garden making for a perfect boot room!

Internally the accommodation, accumulating to over 3,500 sq ft is laid out over two floors and provides spacious and flexible living options. As you enter the double height entrance hallway, you are greeted by a sense of space and luxury of this fully refurbished and extended property, with stunning views to the rear garden. The open plan sitting/dining room/kitchen with Porcelanosa oversized tiled floor offers stunning views through sliding patio doors, and opens to two double bedrooms, luxury bathroom with oversized waterfall shower and utility room with garden access.

Upstairs the glass balustrade staircase leads to two double bedrooms, the main with luxury wet room en-suite, dressing room and an abundance of under eaves storage. The tiled family bathroom with panel enclosed bath and vanity sink serves the second double bedroom.

The garden of just over two acres is laid mainly to lawn with a wealth of mature trees and shrubs offering privacy and seclusion. A wraparound Indian sandstone patio makes for an ideal family entertaining space, whilst the garden studio offers entertaining opportunities on a rainy day. The garden includes three stables, feed store, tac room, store rooms, home office/gym and a field beyond which has been divided up with wooden fencing. The garden offers direct access to Colley Hill, perfect for an afternoon walk or hack. To the front of the property, the driveway offers liberal parking for residents and visitors alike.









PROPERTY DESCRIPTION

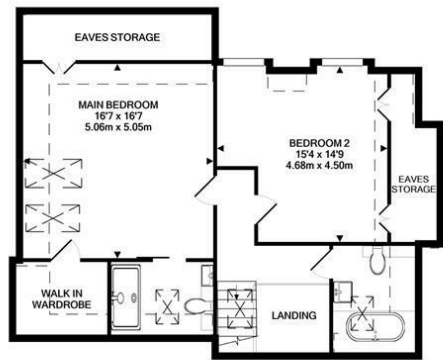
The property has been refurbished to a high standard and includes; aluminium framed double glazing, Porcelanosa tiled floors and bathrooms, glass balustrade, gas central heating via contemporary radiators and offers flexible living accommodation, ideal for a family with a keen interest in beautiful surrounding area.

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.

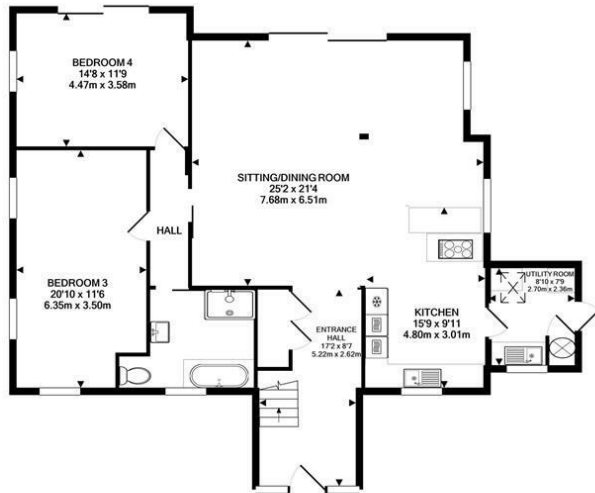
If you require further information or wish to view this beautiful home, please contact a member of our sales team.

Council tax band: F

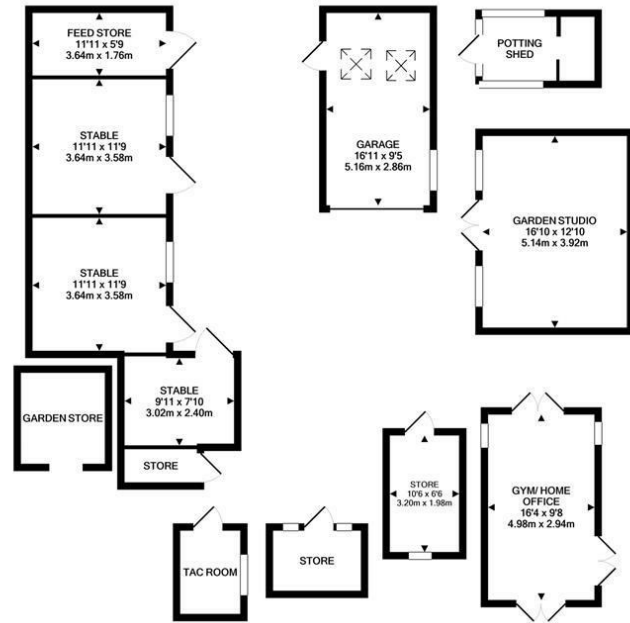




1ST FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1363 SQ.FT.
(127.1 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 1265 SQ.FT.
(117.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3541 SQ.FT. (329.0 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 Metropac 02022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		84
(81-91)	B	77	
(69-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Stagholt, Merrywood Grove

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT