

Kennedys'

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Bridge Cottage,
Lower Kingswood
KT20 7HL

Tucked away in a secluded corner of Mogador is this stunning 3 bedroom cottage; immaculately maintained by our clients over their tenureship, and really quite a rare find in the area.

£750,000



- 3 Bedroom charming cottage
- Secluded location
- Off street parking

- Immaculately maintained
- Good sized garden
- *Viewing by appointment only*





PROPERTY DESCRIPTION

Once part of an Edwardian coach-house, this charming cottage now stands proud in the heart of Mogador. Into the porch and through the front door you step straight into your main living room, a good sized space with high ceilings centred around a fire place. The dining room is located just off the living room, with a large sache window at the front allowing in plenty of natural light. The kitchen is neat and tidy, leading through to a well equipped utility room with the back door out into the garden, which in turn leads through into the downstairs bathroom, which has benefitted from a refurb in the last few years.

Upstairs is home to three well appointed bedrooms and a very generous landing space, the largest bedroom is located to the front of the property, with a full stretch of fitted wardrobes along the far wall. Bedroom two also looks out the front, whilst bedroom 3 has views over the rear of the house, both feature built in wardrobes. The family bathroom has also had a full refurbishment in the last few years, and benefits from a sleek finish.

The rear garden is well proportioned for the size of the property, with a large patio area perfect for entertaining, and a nice sized lawn. At the front of the house the driveway boasts room for two or maybe even three vehicles. The property itself is located at the end of a long shared driveway, providing privacy from the lane. Mogador is well known in the area for it's rural pursuits, with Colley Hill and Walton Heath right on your doorstep.





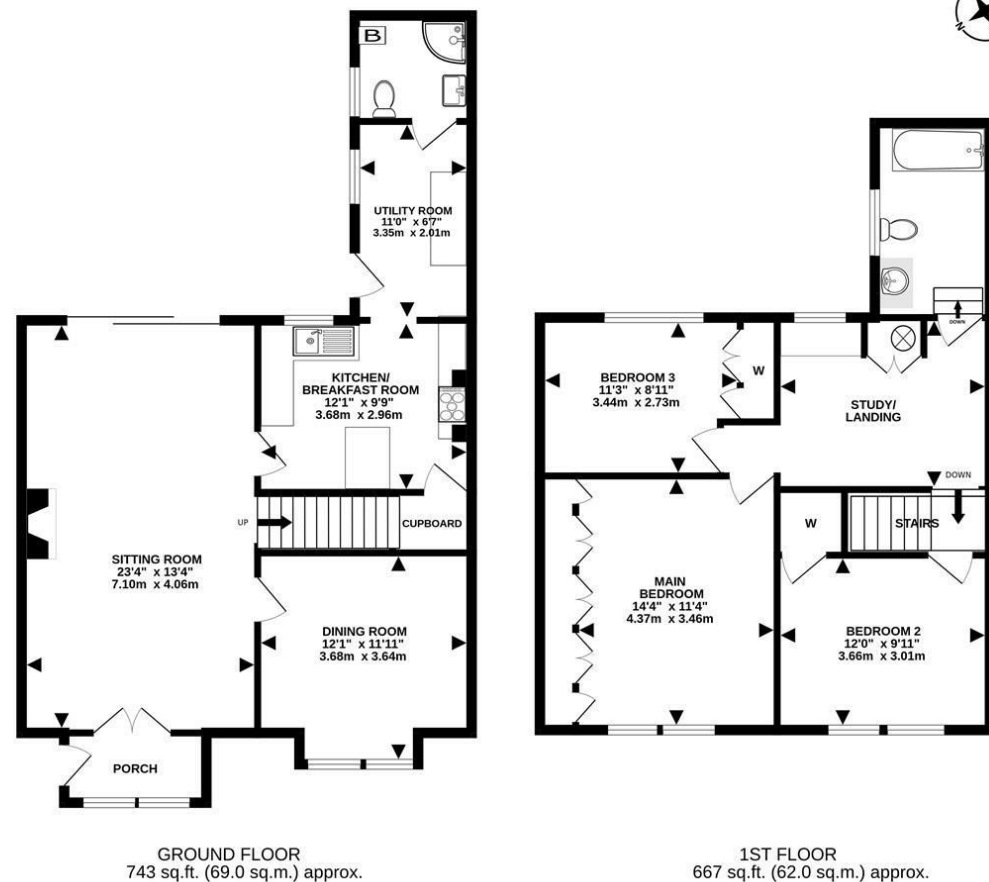




PROPERTY DESCRIPTION

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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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: Reigate & Banstead
TAX BAND: F

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