

Kennedys'

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White Cottage,
Mogador,
KT20 7HX

Set in the charming and semi-rural village of Mogador, Lower Kingswood, this five-bedroom detached house offers a truly exciting opportunity for those looking to create their dream family home. Nestled within grounds approaching an acre, the property enjoys a private, peaceful setting with excellent access to countryside walks and local amenities.

£900,000



5



3



1



4



- Substantial detached family home
- 5 Bedrooms
- Huge scope for adding value and square footage (Subject to planning)
- Situated on nearly an Acre
- Semi-rural location
- Ideally located for rural pursuits



PROPERTY DESCRIPTION

With a footprint that already supports generous living accommodation, and a plot that offers scope for expansion (subject to planning permission), this is a rare chance to breathe new life into a home with immense potential.

Whether you're a family seeking space to grow, or a buyer with a vision to restore and transform, this property presents an exceptional canvas. The expansive grounds offer a blend of garden, woodland, and open space — ideal for outdoor entertaining, children's play, or even future landscaping projects.

Opportunities like this, in such a sought-after and picturesque location, are few and far between. Early viewing is highly recommended to fully appreciate the scale, setting, and potential on offer.

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 John's school, City of London Freeman's, St Bedes, and The Priory C of E 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.

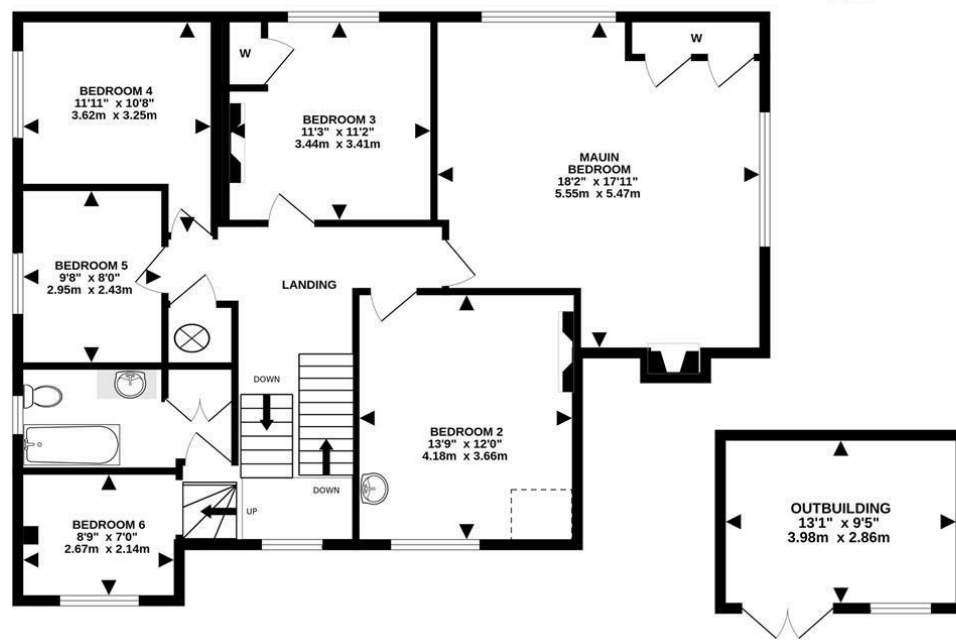
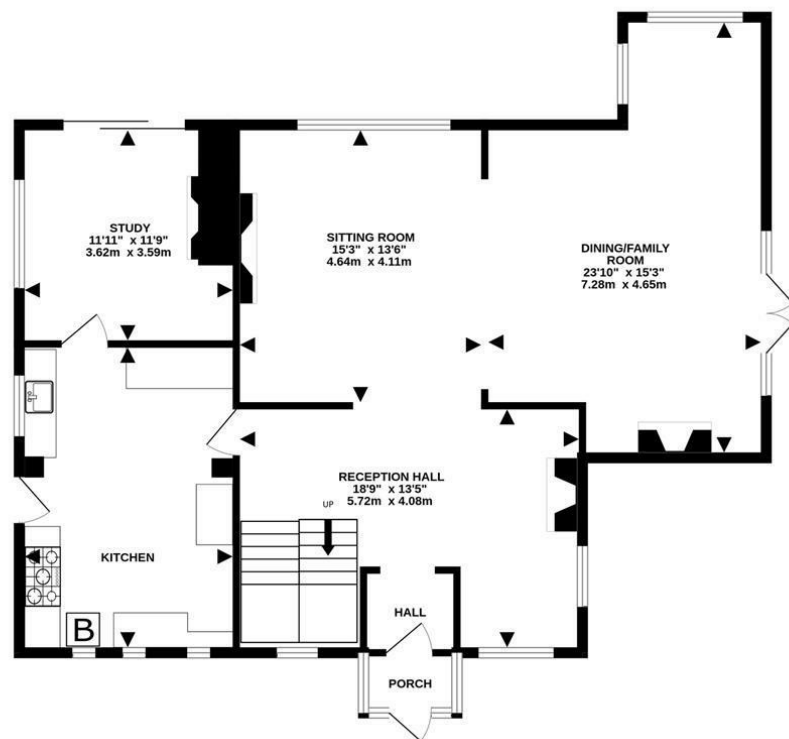
If you require further information or wish to view this beautiful home, please contact a member of our sales team.











1ST FLOOR

OUTBUILDING

TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Mid energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR

White Cottage, Mogador

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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