

Kennedys'

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Highview, Mogador Road

KT20 7EW

Ever dreamt of a home where countryside walks, cosy pubs, and village life meet easy access to schools, towns, and transport, this could be the one. This three-bedroom Mogador cottage offers just that – with charm, space, and potential to make it your own.

£600,000



- Three bedroom semi detached home
- Private Driveway and long garden
- Surrounded by National Trust Walks

- Over 1,000 sq ft with extension potential (STPP)
- Peaceful Mogador hamlet setting
- Excellent schools and transport links nearby



PROPERTY DESCRIPTION

When considering what your perfect house might involve, I'm sure many of us would include features such as a rural setting with lovely views, easy access to heathland, endless walks with the dogs, and perhaps even a country pub up the road. At the same time, it's important to be close to good road and rail networks, with easy access to the M25 and towns such as Reigate, as well as good schools nearby and a couple of beautiful villages.

In this attractive three-bedroom semi-detached home, we believe we have something that ticks all those boxes and more, with the additional benefit of potential to further improve or extend, subject of course to local authority planning.

With over 1,000 sq ft of accommodation, the property also offers a private brick-paved driveway, while the long, well-established rear garden provides plenty of opportunity for keen gardeners.

Mogador is a quiet Surrey hamlet situated on the top of Colley Hill between Reigate and Tadworth village. While it enjoys the peace and beauty of rural life, it also benefits from being on the edge of both villages and towns, all within just a few minutes' drive. Surrounded by extensive National Trust walks and set within an Area of Outstanding Natural Beauty, the area also offers many local livery stables, while Walton Heath, Kingswood, and Surrey Downs golf courses are just a few miles away. Mogador is conveniently located within easy reach of Junction 8 of the M25, providing swift access to both Gatwick and Heathrow airports.

There are many outstanding schools in the area, including Royal Alexandra and Albert School, Epsom College, St John's School, City of London Freeman's, St Bede's, and The Priory C of E School. Local amenities in neighbouring Tadworth cater for day-to-day needs, while more extensive shopping and recreational facilities can be found in nearby Reigate, Dorking, or









PROPERTY DESCRIPTION

Epsom – all of which also offer mainline train services to London Victoria and Waterloo. The village of Merstham is a short drive away, with a station offering parking and direct services to London Victoria via Clapham Junction, as well as to London Bridge and Blackfriars.

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: E

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