



Mount Hill, Tadworth

The **PERSONAL** Agent

Price Guide £1,125,000

Freehold

- Stunning character wing of a country home
- Breathtaking views across The Surrey Hills
- Enjoying 0.94 of an acre plot in total
- Offering over 3700 Sq. Ft of total space
- Four double bedrooms & three bathrooms
- 23ft kitchen/dining/family room
- 25ft lounge & two further reception rooms
- Two cellar rooms, utility room & D/s W.C
- Three garages & ample residents parking
- Significant garden surrounded by woodland

The Personal Agent are proud to present this unique and charming character property that forms part of a former country retreat with a historic past. One of the many standout points of this property is its breathtaking panoramic views across The Surrey Hills, towards The South Downs.

Mount Hall, as it was originally known, was built in 1906 by the Duke of Wellingtons great grandson, Lord Wellesley as a grand country home with commanding views. During its interesting history it was even commandeered by the Canadian army in WWII and then in more recent years converted and sympathetically sub-divided into four separate residences.

The property is arranged in such away that the majority of the reception rooms and bedrooms capitalise on the outlook with a bright Southerly facing aspect.

The reception hallway welcomes you and leads to the 25ft sitting room with its open fireplace and double doors stepping directly out onto the rear terrace overlooking the gardens and stunning views.

The kitchen/dining/family room is arranged so it forms the social hub of this home and has a bespoke finish with a large central island. The family area enjoys fine views over the rear terrace and has double doors that step directly out on to the patio area, which is ideal for alfresco dining.

Further space to the ground floor includes a study, conservatory/day room, utility room and cloakroom. On the first floor is the principal bedroom which enjoys a bay window providing fine views, an en-suite shower room and a separate enclosed dressing area. The second bedroom includes an ensuite bathroom and an enclosed dressing room. A turning staircase leads to the second floor where there are two further bedrooms served by a shower room. Also to note; there are two cellar rooms/workshops in the basement.

The property enjoys a wonderful rural position with access to many delightful walks over the local National Trust heathland and direct access to bridle paths. Access onto the North Downs Way provides the most stunning views.



Reigate is just over 4 miles away providing a comprehensive range of local shops, restaurants, cafes and coffee shops. Reigate also boasts a number of good state and independent schools for all ages. Buses go from Lower Kingswood to Dorking, Banstead and Reigate Secondary schools.

Excellent transport links with nearby M25 (Jct. 8) providing connections to the wider motorway network and both Gatwick and Heathrow airports and good access to London via nearby stations of Tadworth, Merstham or Redhill.

The property is approached via a wooded copse which then leads to Mount Hill, there is a communal driveway area and the property has the benefit of three garages. The gardens are formed of a terrace with numerous areas for seating, a formal lawn encompassed by well stocked beds and borders that enjoy stunning and breathtaking views of the Surrey countryside and beyond. Plot approximately 0.94 of an acre in total.

Tenure: Freehold
Council Tax Band: G

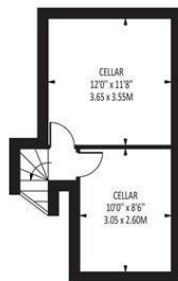




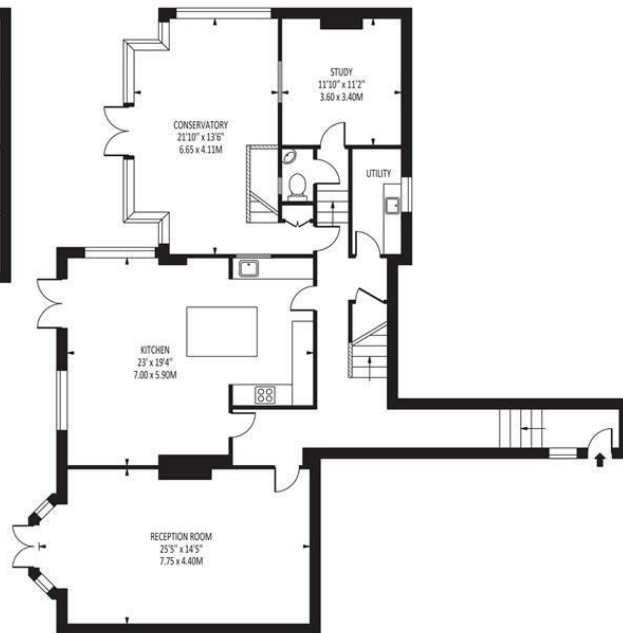
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Mount Hill

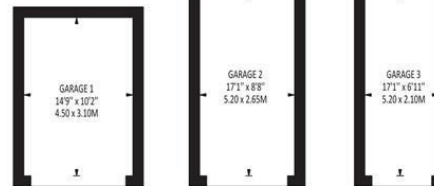
Total Area: 3781 SQ FT • 351.27 SQ M
(Including Garages)
Garage 1 Area : 150 SQ FT • 13.95 SQ M
Garage 2 Area : 148 SQ FT • 13.78 SQ M
Garage 3 Area : 118 SQ FT • 10.92 SQ M



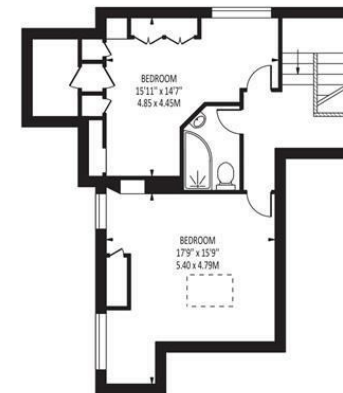
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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		
	61	81
England & Wales		
EU Directive 2002/91/EC		

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

