



## MULBERRY COTTAGE

MOGADOR

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# MULBERRY COTTAGE

MOGADOR ROAD, MOGADOR, TADWORTH, KT20 7HS



VAULTED DRAWING ROOM



FABULOUS KITCHEN BREAKFAST ROOM



4 DOUBLE BEDROOMS



BATHROOM AND 2 SHOWER ROOMS

2432 FT<sup>2</sup> | 225.94 M<sup>2</sup>

COUNCIL TAX BAND: G

EPC RATING: D

Set in a picturesque semi-rural setting high on the North Downs on the edge of Walton Heath and close to the open spaces of Colley Hill, this exceptional chalet-style equestrian residence offers a rare blend of space, privacy, versatility and comfort.

The property is set in 2.4 acres of land which includes an enclosed formal garden, paddocks, woodland and a sand school. The property also includes 1200 sq ft of substantial outbuildings which include 4 stables, 2 large garages and a detached home office. The heart of the property is a stunning kitchen/dining/family room, ideal for entertaining and the property features a magnificent, vaulted drawing room with access to a large sun loggia. There are four double bedrooms, two being on the ground floor and two including the principal suite on the first floor. There is a downstairs shower room and a bathroom and en-suite shower room upstairs. The property also includes a laundry room and snug/study.

The property is approached via an electronic 5 bar gate which leads to an extensive parking area leading to the garages, stables and home office building. The secluded grounds are essentially level and include a dog-proof formal garden with a mature hedge boundary with extensive patio areas and side access. The paddocks lead via a second five bar gate lead to the sand school at the rear and a natural area of woodland beyond.

The location offers a unique blend of semi-rural and convenience with the M25 at Reigate Hill providing swift access to Gatwick, Heathrow and the south coast. Kingswood primary School is within 1 mile whilst there are schools in the general area for all age groups including City of Freeman's, Aberdour, Reigate Grammar and Epsom College. Within the immediate open countryside there is direct access to bridle paths where both riding and country walks can be enjoyed. There are many country pubs to enjoy and a choice of the vibrant centres of Banstead, Reigate and Epsom.

ASKING PRICE: **£1,350,000** FREEHOLD





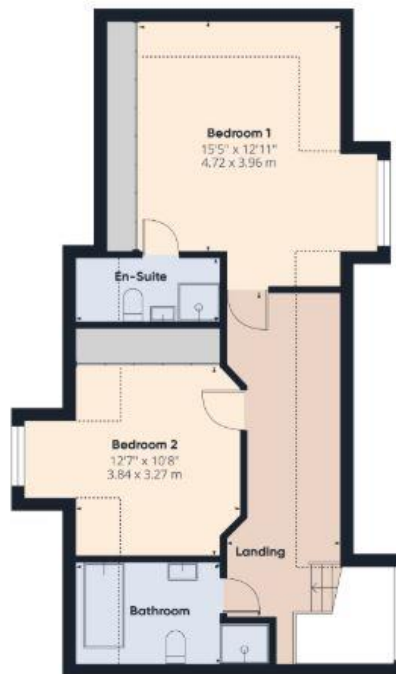








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

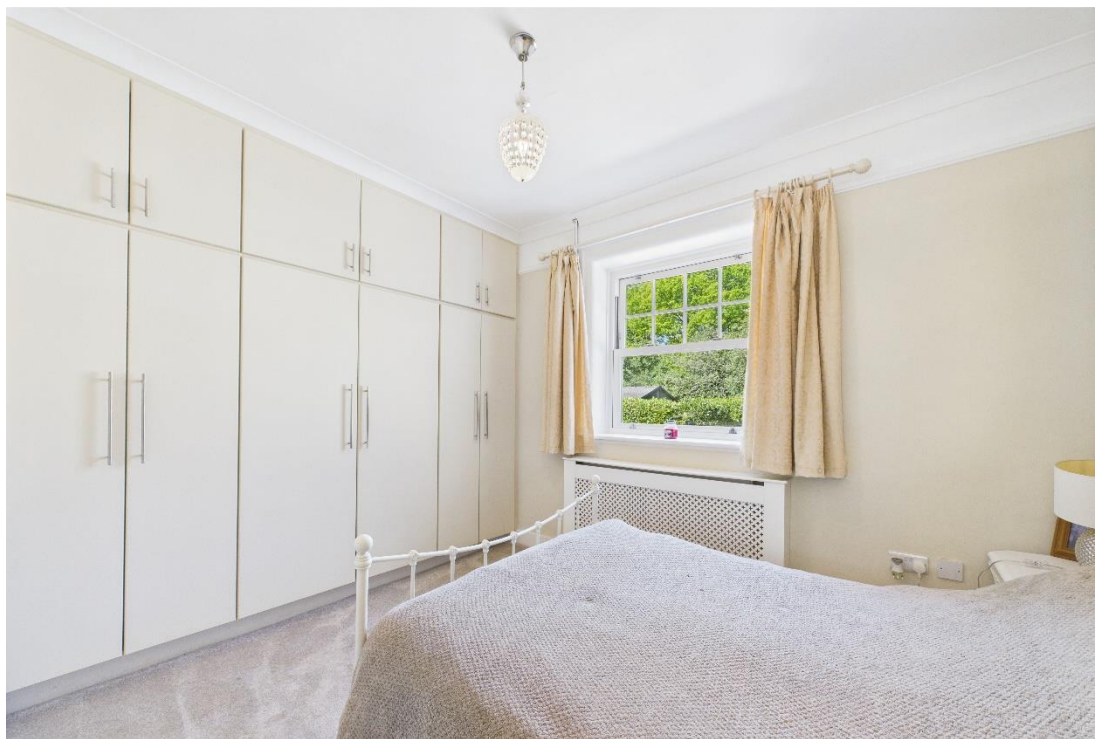


Ground Floor Building 4



Ground Floor Building 5













**WALTON ON THE HILL OFFICE** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**

**IMPORTANT** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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