



Rose Cottage
Margery Grove | Lower Kingswood | Surrey | KT20 7EZ

STEP INSIDE

Rose Cottage

Rose Cottage is an attractive period property dating back more than a hundred years or so. The property has been updated by the present owners with the recent addition of an outside swimming pool and solar panels. The accommodation is laid out across three floors with the design and layout offering the flexibility to re-instate an annexe by way of a secondary staircase leading from ground to first floor accommodation. Approached through a secure and gated driveway the property offers a spacious driveway for numerous vehicles as well as a double garage and approximately 5000 sq ft of living space enveloped by almost 1.5 acres of formal gardens and grounds.

Entry into the house is through a spacious reception hall with wood flooring and access to a cloakroom and coat cupboard. A generous double aspect sitting room, currently arranged as a games room/gym, is situated to the rear with views of the garden. Also to the rear is a fabulous, open plan dining room / sitting room with a feature fireplace, tiled and wood flooring, views across the garden and access into a contemporary kitchen/breakfast room with underfloor heating, a central island, built in appliances and stone worktops. Completing the downstairs accommodation is a home office, a utility room and a lobby area with access to a large cellar, a secondary staircase and a door outside – this is where an annexe could be re-instated.

On the first floor there are six bedrooms and four bathroom/shower rooms. The generous principal bedroom takes centre stage with views of the garden, a dressing room and an ensuite bathroom. Three bedrooms have views to the rear and the gardens, one bedroom has access to its own balcony and two bedrooms (previously used as an annexe) have their own private area with a shower room and ancillary staircase to the ground floor. Stairs from the landing lead to the second floor where a superb games room/media room has been created – generous eaves cupboards also provide large areas of storage space.

















STEP OUTSIDE

Rose Cottage

Externally the gardens & grounds extend to almost 1.5 acres with mature and well screened planting, a formal lawn, an equestrian yard with a stable and tack room, a paddock area, a double garage and a swimming pool with lighting and an entertaining terrace.

SETTING

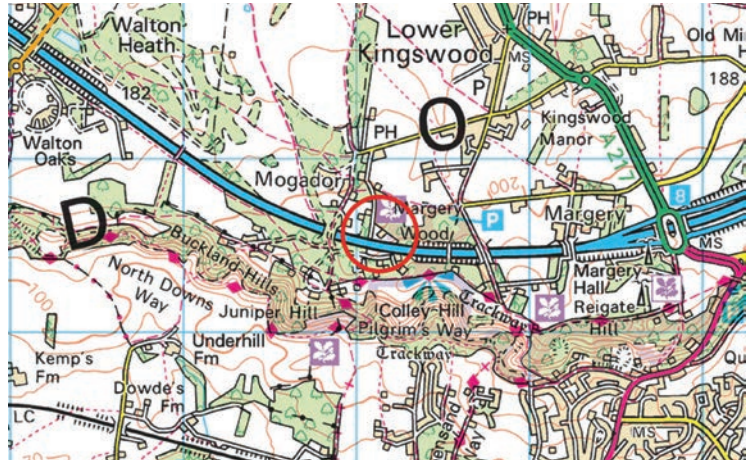
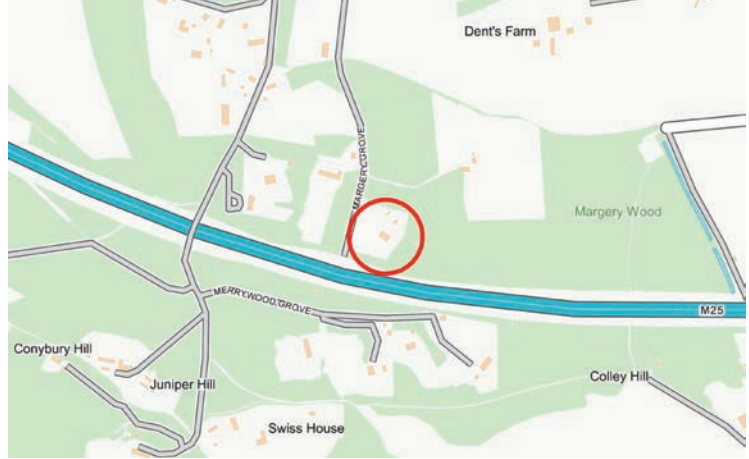
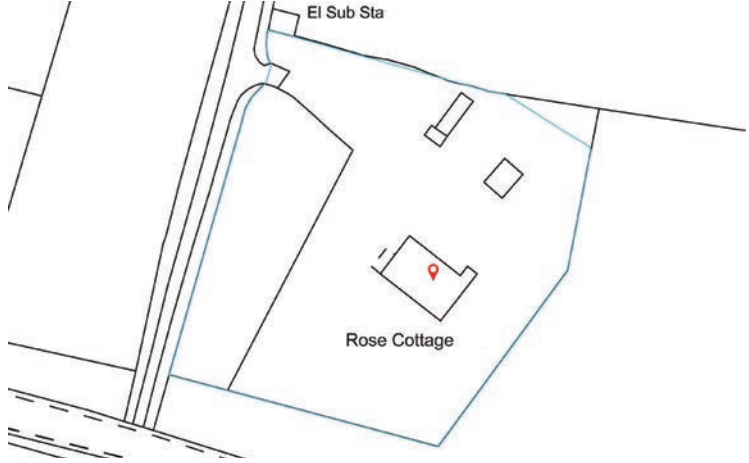
Rose Cottage is situated in a rural setting on top of the North Downs with superb access to local countryside with excellent walks and hacks. The property is located within a short drive of Reigate town centre and railway station, also nearby are Kingswood, Banstead and Tadworth villages. Locally there is a good choice of shops, restaurants and pubs with the ever popular "Sportsman" pub located nearby. Locally there are state and independent schools including Reigate Grammar, Dunottar, Royal Alexandra & Albert, St Bede's, Chinthurst, Aberdour, Kingswood and Tadworth primaries.

The M25 is accessed via Junction 8 providing connections to the M25, M23 and wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Walton Heath, Kingswood Golf and Country club, Surrey Downs and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. For those who prefer rackets, there is Kingswood Tennis Club.



- Detached Period Family Home
- Six Bedrooms & Four Bath/Shower Rooms
- Superb Open Plan Kitchen/Breakfast Room
- Dining Room & Sitting Room
- Games Room/Gym, Study & Utility Room
- 2nd Floor Cinema Room
- Possible Annexe / Possible Stamp Duty Saving
- Detached Double Garage
- Stable, Yard & Turning Out Area
- Secluded 1.5 Acre Plot
- Large Cellar Area
- Swimming Pool & Spacious Grounds

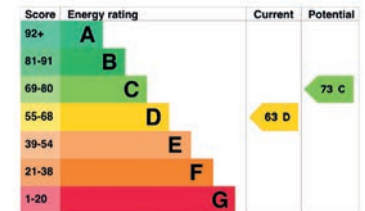


Approximate Area = 424.2 sq m / 4566 sq ft
 Cellar = 43.3 sq m / 466 sq ft
 Outbuilding = 68.8 sq m / 740 sq ft
 Total = 536.3 sq m / 5772 sq ft



Tenure: Freehold
 Council Tax Band: H

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 9929068 Registered Office: The Estate Office Woodland Way, Kingswood, Tadworth, Surrey, England, KT20 6HS. Printed 06.07.2023



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