



FINE & COUNTRY
Kingswood

5 Mogador Cottages
Mogador Road, Lower Kingswood, Surrey KT20 7ES

Property at a glance

- Beautiful Countryside Location
- Two/Three Double Bedrooms
- Semi Detached Cottage
- Open-Plan Living/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Study/Potential Bedroom Three
- Large Rear Garden & Gated Driveway
- Attached Garage With Workshop Area
- Outstanding Views

Setting

This splendid 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 state and independent schools including Reigate Grammar, Dunottar, Royal Alexandra and Albert, St Bede's, Chinthurst, Aberdour, Kingswood and Tadworth primaries.

The M25 is accessed via Junction 8 (1.7 miles to the south) providing connections to the 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.

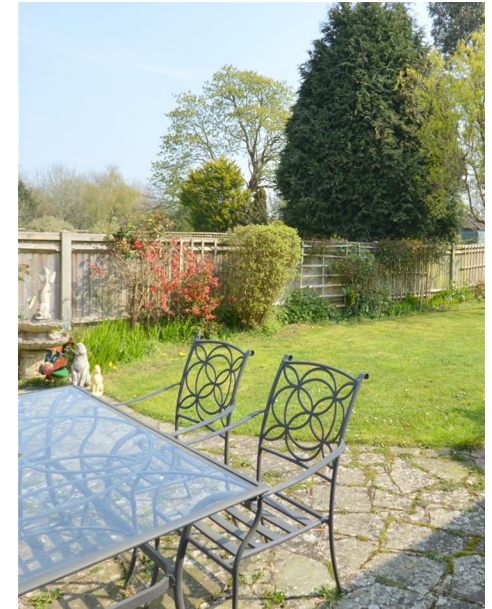
O.I.E.O £650,000 Freehold

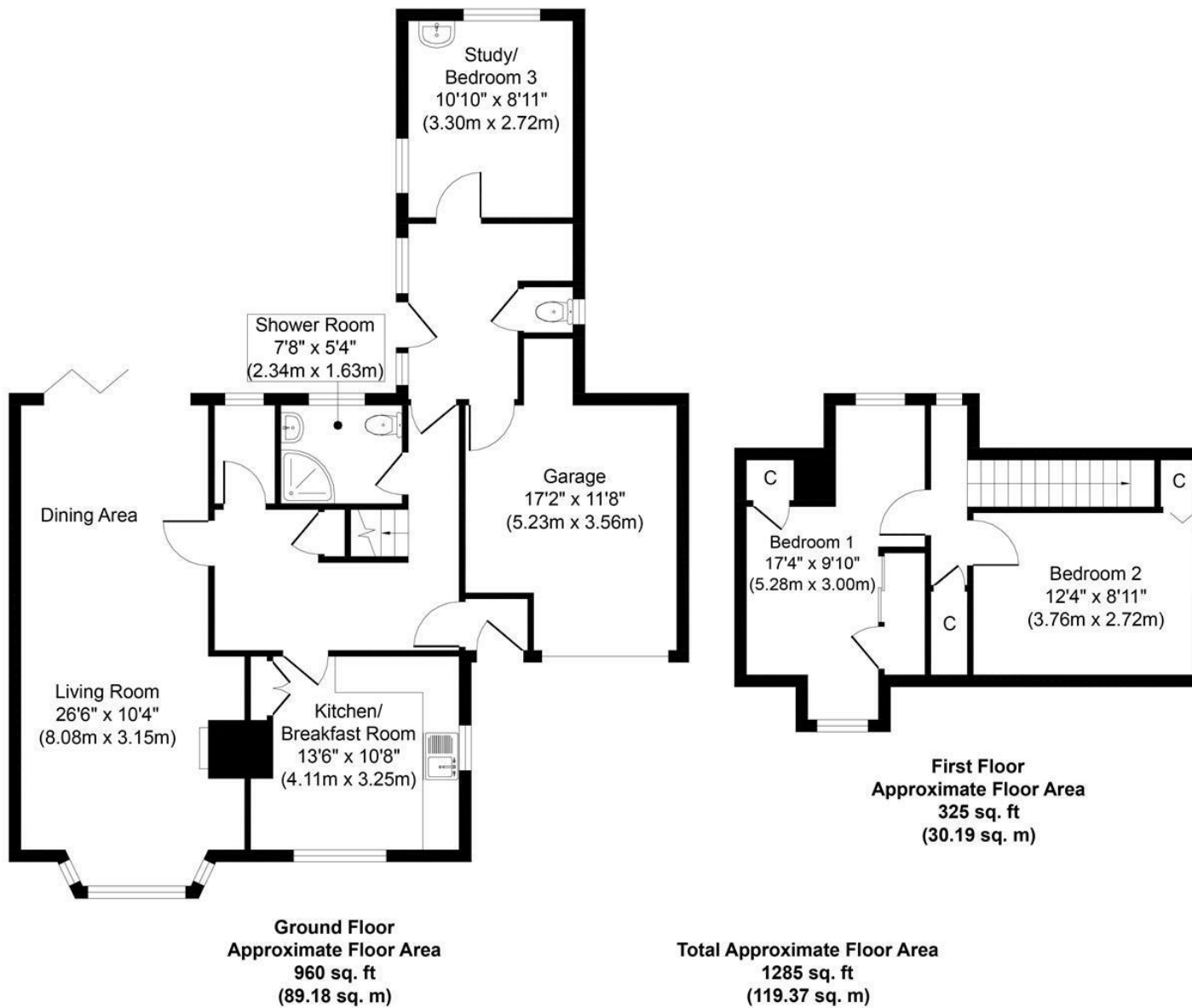
5 Mogador Cottages

It's not often that properties such as this are available to the market in such a fabulous location. This rarely available two/three double bedroom semi-detached cottage is surrounded by beautiful countryside, the perfect setting for anyone who enjoys the outdoors and it is a dog walkers' paradise.

A stable door opens to the entrance porch with access to the entrance hall which provides a large storage cupboard and further understairs storage. There is an open-plan 26'6 x 10'4 living/dining room with Karndean flooring and bi-folding doors to the rear garden; a double aspect kitchen/breakfast room and a ground floor shower room. The study (possible bedroom three) is also situated to the ground floor and has its own lobby area which could be converted to create a shower room. The attached garage and rear garden are also accessed from the lobby. There is great potential to extend and add value (subject to the usual permissions).

To the first floor is the master bedroom with a range of built-in wardrobes and bedroom two with a built in storage cupboard. The views from the first floor are fabulous, Banstead Common is just a stone's throw away and The Sportsman pub is within a short walk. Outside there is a large gated driveway with access to the attached garage with workshop area and there is also potential to extend s.t.p.p. The property is within easy access of local schools and the M25. Both Tadworth and Reigate railway stations are within a short drive.

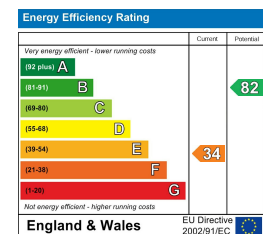




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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