



**FINE & COUNTRY**  
Kingswood

*The Bounty*

Mogador Road, Lower Kingswood, Surrey KT20 7HX

## Property at a glance

- Part of a Substantial Country House built in early 1900's
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Two Bath/Shower Rooms
- Well Presented Throughout
- South Facing Mature Garden
- Outside Cabin/Office
- Small Plot of Land Suitable for Barn/Large Garage
- Gated Parking for Several Cars

## 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.

**£699,000 Freehold**

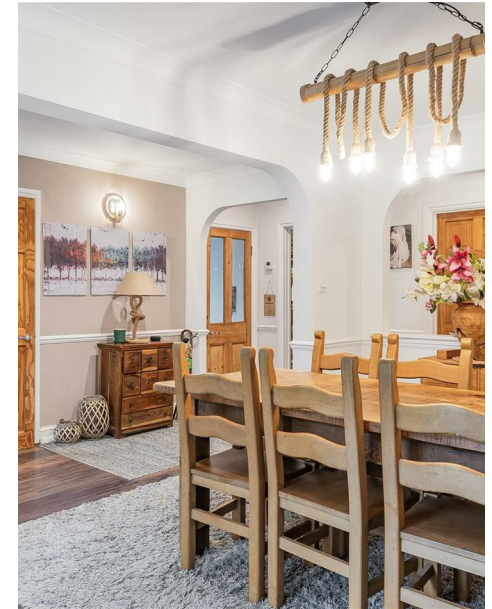
# The Bounty

Located in a semi rural location, "The Bounty" was built in the early 1900's and is part of a large country house, offering 1422 square feet of accommodation.

Upon entry, you walk into the reception hall which leads to a large living/dining room with a double sided wood burner fire and French doors, which lead onto the terrace and garden. There is a further adjoining triple aspect sitting room with wood effect flooring which flows throughout the majority of the ground floor. The well-appointed kitchen is double aspect and offers a range of integrated appliances and solid wood work surfaces. In addition, the ground floor offers a double bedroom with fitted wardrobes, a single bedroom/study with patio doors to the rear garden and a modern family bathroom. To the first floor is the principal bedroom and luxury en suite shower room.

Outside there is a delightful South facing rear garden which is a well-stocked, large mature garden with direct access out onto Colley Hill. To the front is a gated driveway with parking for several cars and close by there is a plot of land suitable for a double garage or barn.

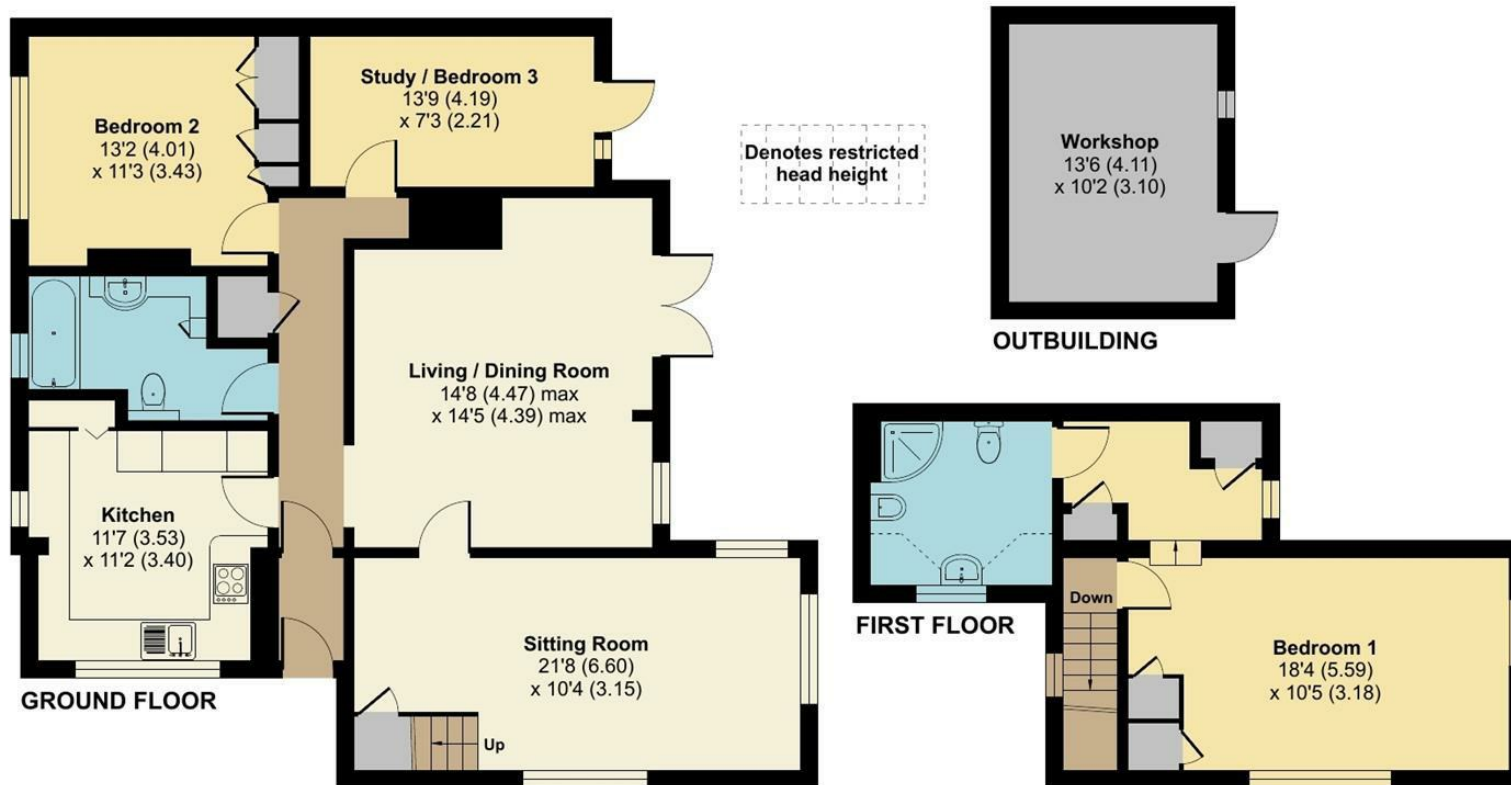
An internal viewing is highly recommended.



# The Bounty, Mogador, Lower Kingswood, Tadworth, KT20



Approximate Area = 1395 sq ft / 129.5 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Outbuilding = 137 sq ft / 12.7 sq m  
 Total = 1546 sq ft / 143.5 sq m  
 For identification only - Not to scale

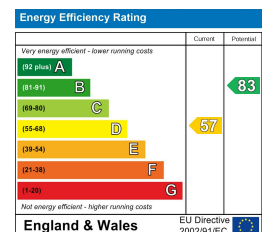


**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Fine & Country. REF: 1154407

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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