



**Guide Price**  
**£800,000**

**Freehold**

3x  1x  1x 

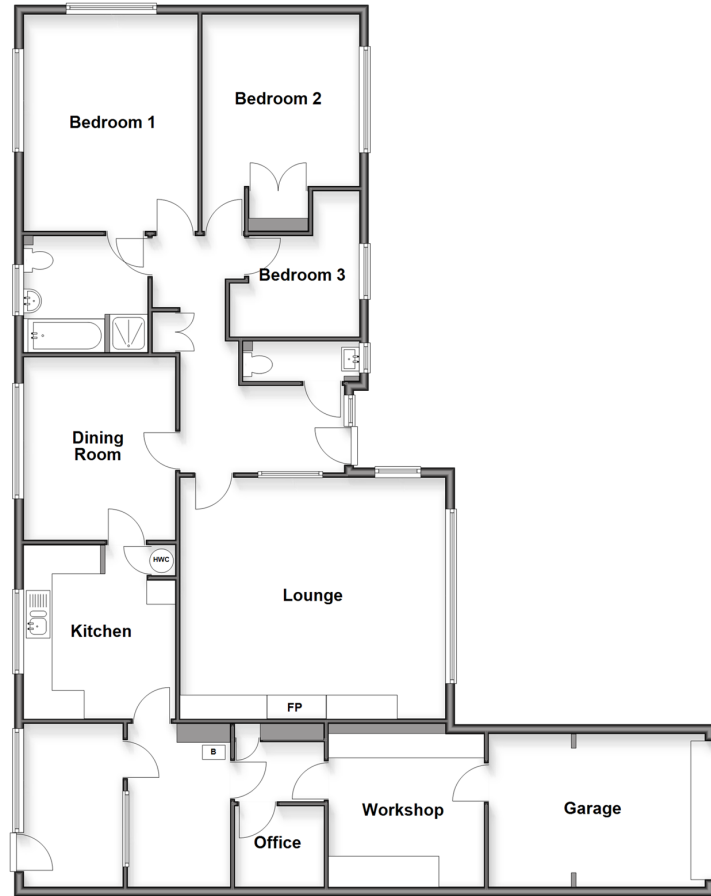
**Margery Wood Lane,  
Lower Kingswood,  
Tadworth, Surrey, KT20**



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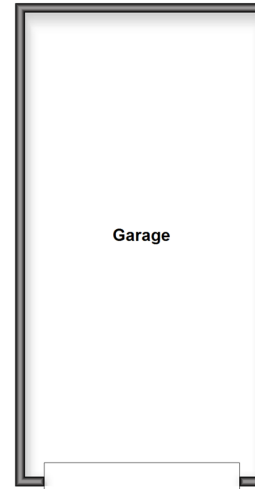
## Ground Floor

Approx. 161.9 sq. metres (1742.7 sq. feet)



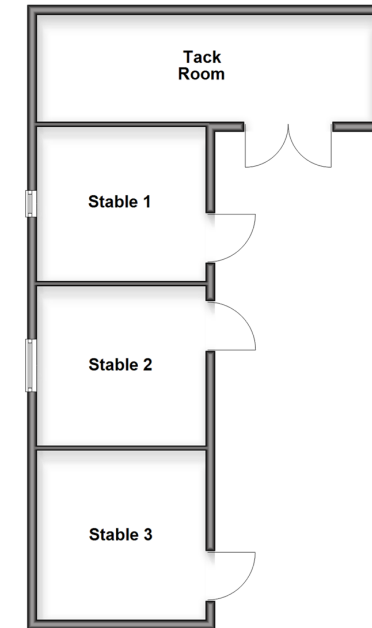
## Outbuilding

Approx. 48.1 sq. metres (517.5 sq. feet)



## Outbuilding 2

Approx. 52.9 sq. metres (569.6 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Lobby: 16'1 x 11'0 (4.91m x 3.36m)

Kitchen: 11'8 x 10'3 (3.56m x 3.13m)

Dining Room: 12'4 x 10'5 (3.76m x 3.18m)

Lounge: 15'0 x 11'0 (4.58m x 3.36m)

Inner Hallway

Bedroom 1: 13'0 x 11'0 (3.97m x 3.36m)

Bedroom 2: 11'0 x 10'9 (3.36m x 3.28m)

Bedroom 3

Bathroom

Cloakroom

Office

Workshop

Garage

### OUTSIDE

Garage (4 cars)

Tack Room

Stables x 3

Sand School

Driveway



## Main features

- Private countryside location in the Surrey Hills
- Larger than average double garage
- Paddock, Sand School, Stables and Tack Room
- Scope to extend and remodel subject to planning permission (STPP)
- No onward chain



### Nearest Schools

Primary Schools: Holmesdale Community Infant School 0.7 miles, Kingswood Primary 0.7 miles, Reigate Priory Community Junior School 1.3 miles

Secondary Schools: Reigate Grammar School 1.5 miles, St



### Transport Information

Train Stations: Reigate 0.9 miles, Redhill 2.2 miles, Betchworth 2.4 miles

Underground Morden 10. miles, South Wimbledon 11. miles, Colliers Wood 11. miles



### Address

Margery Wood Lane, Lower Kingswood, Tadworth, Surrey, KT20



### Directions

For directions to this property please contact us.



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