

The PERSONAL Agent

Warren Lodge Drive, Kingswood

In Excess of £480,000

Warren Lodge Drive

Kingswood, Tadworth

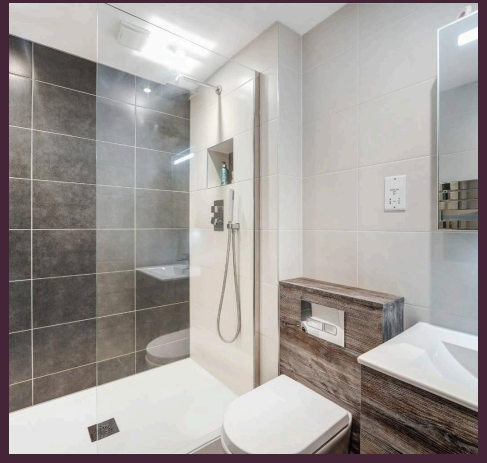
- Shared parking area
- Private mature garden
- Modern shower room
- Log cabin/home office
- Three generous bedrooms
- Conservatory overlooking the garden
- Two garages
- Spacious sitting/dining room

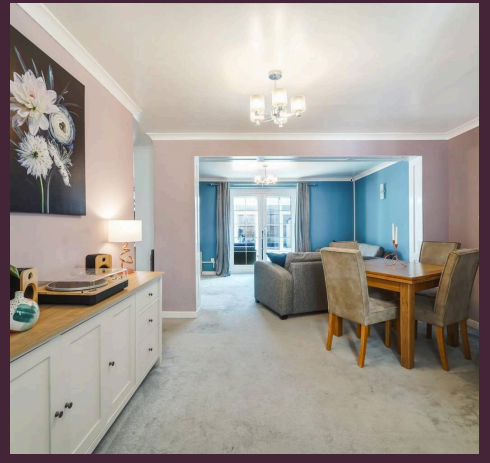
Positioned at the end of the courtyard, the house enjoys a particularly private and peaceful setting within the development. Beautifully presented throughout, the property offers a neat and stylish home ideally suited to modern living, while also providing an excellent 'lock up and leave' option for those who travel frequently or require a low maintenance lifestyle.

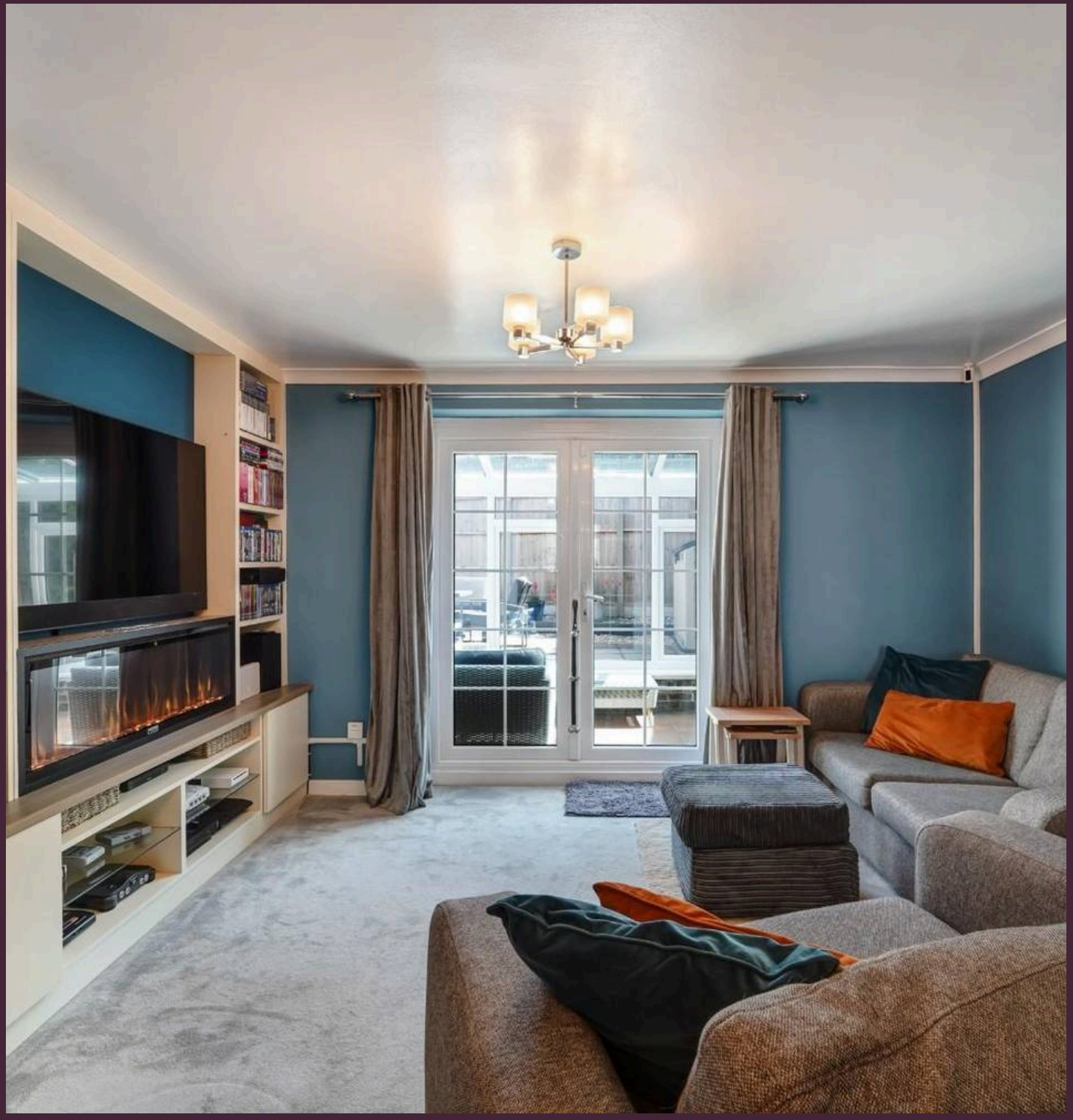
A particular advantage of the property is the inclusion of two individual garages, offering excellent storage and secure parking, in addition to a shared communal parking area for residents and visitors











Description

A modern and well presented three bedroom mews house situated within a secure and private development, offering spacious and versatile accommodation ideal for modern family living.

The property features bright and airy reception areas, providing an excellent balance of comfortable family space and entertaining areas. Upstairs are three generously sized bedrooms, served by well-appointed shower room facilities.

To the rear is a beautifully maintained private garden, mainly laid to lawn and ideal for outdoor dining, entertaining and family enjoyment.

A particular highlight is the impressive detached log cabin, currently used as a home office and offering excellent potential as a studio or additional recreational space.

Further benefits include two garages, ample communal parking for residents and guests, and a peaceful setting within this secure development.



Vicarage Gate Mews is a private cul de sac located just off Warren Lodge Drive, offering a peaceful and highly convenient setting within the heart of Kingswood.

A nearby footpath provides easy access to the village's local amenities, including a selection of shops, the popular Waterhouse Café, restaurants, and the well regarded Kingswood Arms pub.

Kingswood railway station is within easy reach and offers regular commuter services to both London Bridge and London Victoria, making the area particularly appealing for commuters. The nearby M25 at Reigate Hill provides excellent road connections, placing both Heathrow and Gatwick airports within convenient driving distance.

More extensive shopping and leisure facilities can be found in nearby Banstead Village, Epsom, and Reigate, while the surrounding area offers an excellent range of sporting and recreational amenities, including Kingswood's renowned golf courses and tennis club.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B





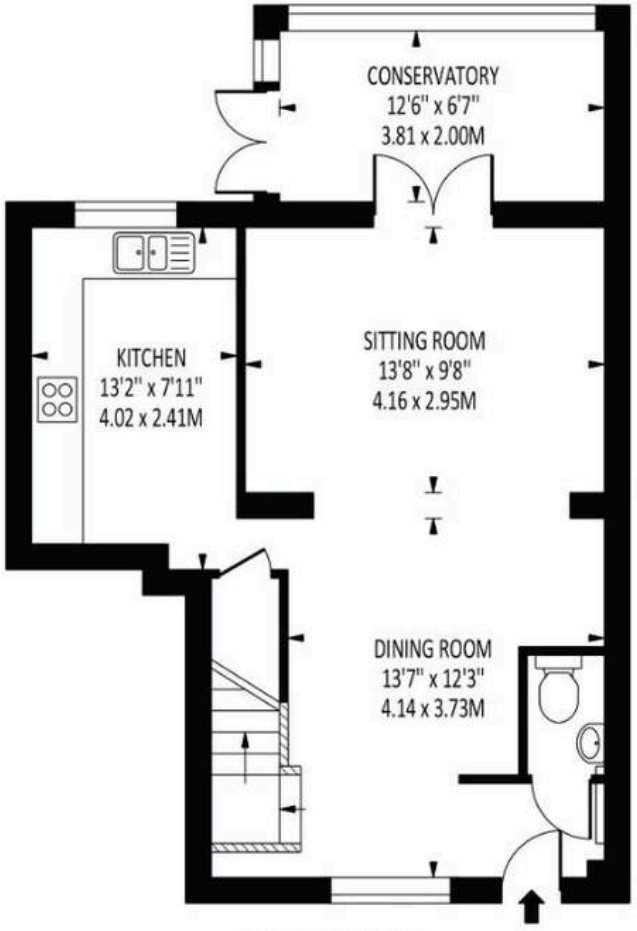

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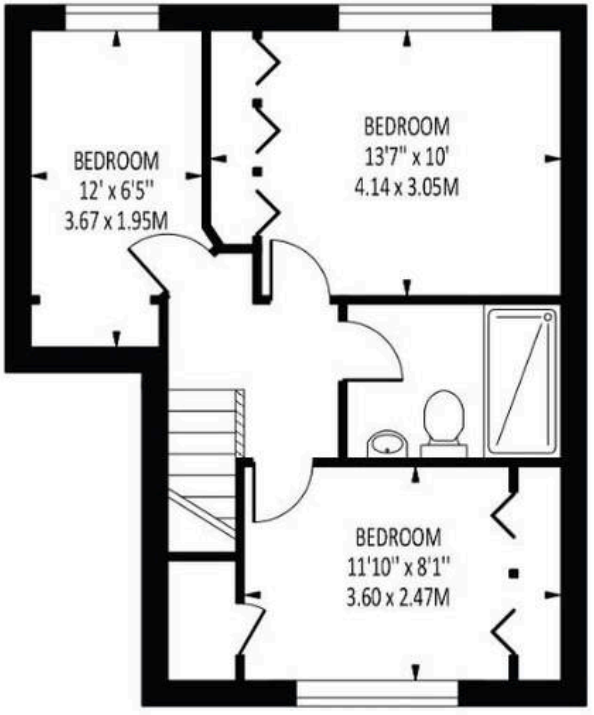
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Vicarage Gate,
Mews Warren Lodge Drive

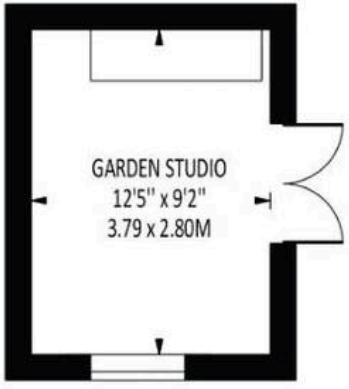
Total Area: 1361 SQ FT • 126.42 SQ M
(Including Garden Studio, Garage 1 & 2)
Garden Studio Area : 114 SQ FT • 10.61 SQ M
Garage 1 Area : 134 SQ FT • 12.41 SQ M
Garage 2 Area : 117 SQ FT • 10.90 SQ M

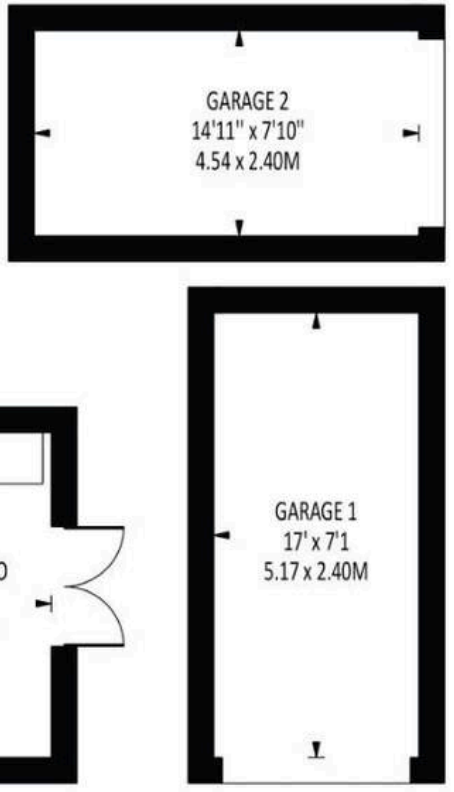


GROUND FLOOR



FIRST FLOOR





Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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