



The **PERSONAL** Agent

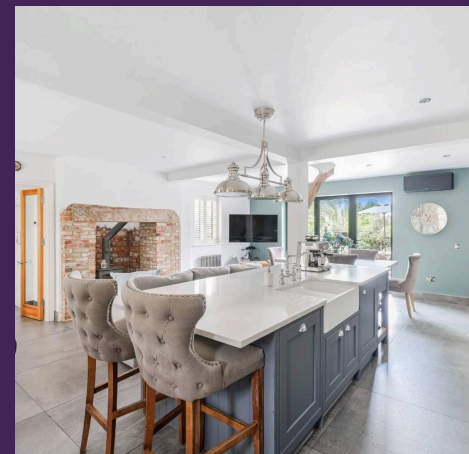
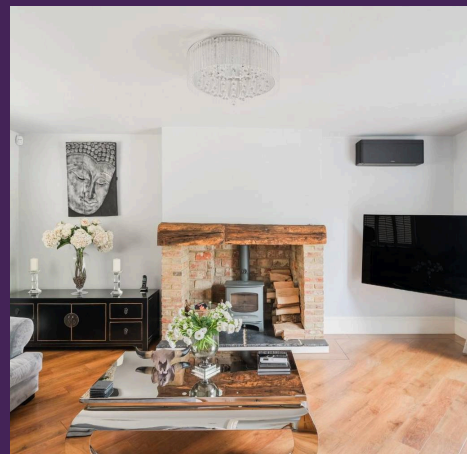
Stocksfield Margery Lane, Lower Kingswood
£1,100,000

Stocksfield Margery Lane

Lower Kingswood, Tadworth

- Beautifully renovated detached home
- Three double bedrooms
- Air conditioning to key rooms
- Stunning open plan kitchen/dining room
- Sought after semi rural location
- Luxury principal suite with en suite
- Two further bedrooms
- Utility room and integral garage
- Separate living room with log burner

Beautifully renovated to an exceptional standard, this impressive detached family home offers stylish, versatile accommodation ideal for modern living. The property features three generous double bedrooms, two further bedrooms and a downstairs office, which could also serve as an additional bedroom or annexe, subject to alterations.





Description

Beautifully renovated and finished to an exceptional standard by the current owners, this impressive detached family home offers stylish and highly versatile accommodation, ideally suited to modern family life. The property offers three generous double bedrooms, two further bedrooms and a downstairs office that could also be used as an additional bedroom, providing flexible accommodation for growing families, guests or those working from home. The heart of the home is the superb open plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen is fitted with an extensive range of high specification integrated appliances, while a wood burning stove and direct access to the garden create a welcoming and sociable space. A separate sitting room, also featuring a wood burning stove and French doors opening onto the garden, provides an elegant retreat for quieter evenings.

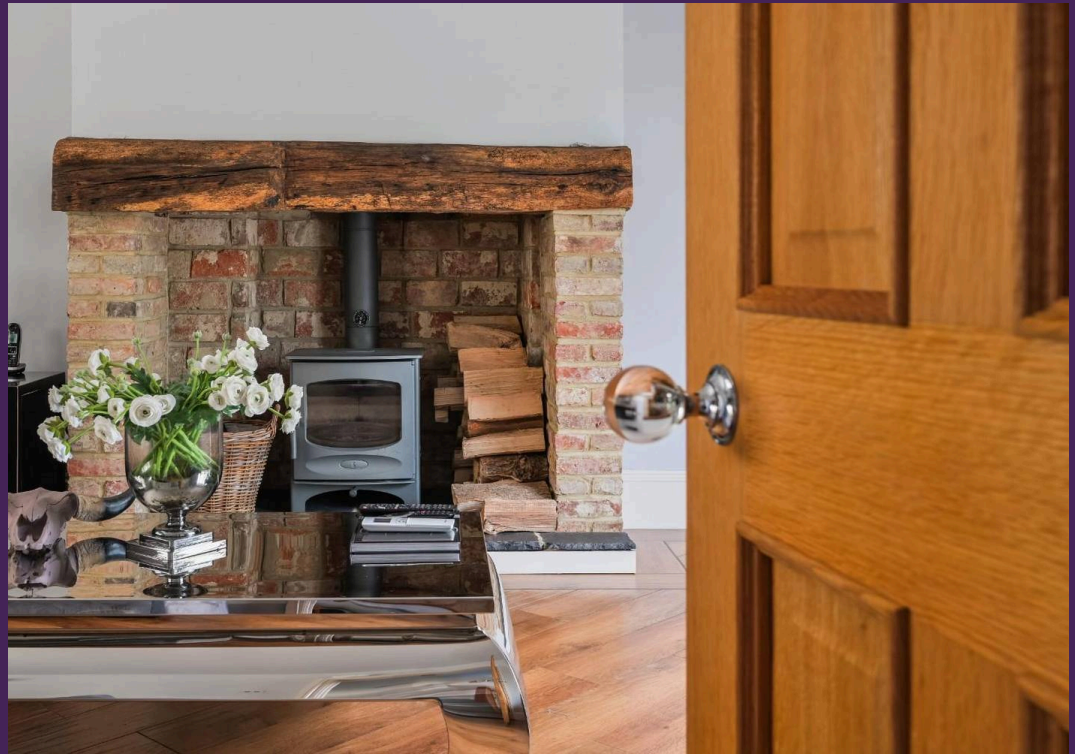


The property enjoys an attractive position along a peaceful semi rural lane in Lower Kingswood, with open fields directly opposite. Margery Lane provides access to Margery Wood and Colley Hill, offering miles of beautiful countryside ideal for walking, cycling, and horse riding. Lower Kingswood offers a selection of local shops and a primary school, while the nearby towns of Reigate, Banstead, and Tadworth provide a wider range of shopping, dining, leisure, and everyday amenities. For commuters, the M25 is conveniently accessible via Junction 8 at Reigate Hill. Tenure- Freehold
Council tax band - F
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Margery Lane

Total Area: 2297 SQ FT • 213.36 SQ M

(Including Garage & Summer House)

Garage Area : 122 SQ FT • 11.29 SQ M

Summer House Area : 89 SQ FT • 8.28 SQ M



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 inspection, 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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