



Margery Lane, Lower Kingswood

Guide Price £675,000 - £700,000





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This charming home offers a slice of countryside living with the convenience of Reigate only 10 minutes away. Approximately a mile walk to the fantastic local pub, as well as the Junction 8 cafe on Reigate Hill.

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Set in a beautiful semi rural location in a peaceful road, surrounded by fields on both sides, sits this delightful three bedroom home. Over the past 24 years, the current owners have thoroughly enjoyed living here having the best of both worlds with the peaceful surroundings, yet the convenience of being in Reigate in under 10 minutes.

Typical of its 1930's era, it retains its original character with working open fireplaces, original doors and high ceilings. A spacious, ground floor kitchen extension has been added, which is now the real hub of the home. The exposed brickwork wall and vaulted ceiling, adds character to the space and the views over the rear garden are fabulous. There is also a cosy separate lounge and dining space and a modern downstairs shower room.

Upstairs are three good size bedrooms, two doubles and a single. The main bedroom has fitted wardrobes, as does the single room. The bathroom has been updated and has pale aqua, metro style tiling which really compliments the white suite.

Outside there is space in abundance. The rear garden measures approximately 285 ft and has a variety of areas to enjoy. The deck from the kitchen is perfect for BBQ's and as you head down the well established garden you will find a green house and vegetable patch, shed and stables! Tucked away at the bottom of the garden is a self contained summer house, complete with a shower room, ideal for guests to have their own privacy. The rear gate leads out onto a footpath where you can head towards the Sportsman pub, which is approximately a mile away on foot and serves great food.



Need to know

- Three bedroom semi detached home
- Large extended kitchen dining space
- Separate dining area and cosy lounge
- Modern downstairs shower room and upstairs bathroom with separate WC
- Well proportioned bedrooms
- Driveway for several cars
- Large plot with several outbuildings including stable, shed and greenhouse
- Self contained summer house with shower room
- Great location surrounded by open fields but only 10 minutes in the car to Reigate town and station



Interested?

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Margery Lane, Lower Kingswood
Total Area: 101.1 m² ... 1088 ft² (excluding stable, store, summer house, storage / workshop)
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