

Kennedys'

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Lavington
Margery Lane
Mogador
Surrey
KT20 7BG

Situated in the middle of the breathtaking Surrey Hills, this detached three-bedroom bungalow with complete privacy boasts generous proportions, Victorian-style high ceilings, over 1 1/2 Acres of grounds, over 1,000 sq ft of outbuildings, and bundles of potential.

Guide Price
£985,000



- Charming 3 bedroom detached bungalow
- High ceilings throughout
- Over 1000 SqFt of outbuildings
- Fibre Optic Broadband
- **No onward chain**

- Set within 1 1/2 Acres of grounds
- Beautiful open plan kitchen/dining/living room
- Surrounded by Surrey Hills Countryside
- Only the 2nd time the house has come to market since new!



PROPERTY DESCRIPTION

Welcome to Lavington. As you enter into the reception hall, you quickly realise that this is a property defined by high ceilings and a feeling of space. A central hallway runs through the heart of the house, from the reception hall at one end all the way through to the study at the far side. Off the hallway, you are able to access almost every room, most notably the kitchen/living/dining room. Our clients have transformed this space during their ownership, investing time and money into refurbishing the stunning original parquet floor and installing a no-expense-spared kitchen. The worktops are made to measure thick quartz, and beautiful white base units complement the darker tones of the wall units, while the generous central island is the jewel in the crown. With induction hobs (6 rings!), a built-in dishwasher, and an American-style fridge/freezer, it has all the bells and whistles. The room itself is grand, with floods of light coming in from various aspects, clearly defined spaces for both dining and living, and underfloor heating throughout.

Other areas of note include the sunroom, the utility room, the study, and a fantastic conservatory which stretches the whole length of the house on one side. Should you wish to explore the loft, you will quickly recognise the potential for a loft conversion (subject to planning).

The main bedroom looks out over the grounds to the rear and benefits from its own en suite, as well as built-in storage. The two other bedrooms are both good sizes and share the use of the family bathroom and separate WC.

Outside is where Lavington really shines: with an acre and a half of frontage, garden, lawn and woodland. As I write this at the dawn of the spring season, there are buds on the trees and wild flowers bursting into life; it really is an incredible spot in which to spend time. Separate from the house, you will find the garage with a barn store attached. The store could do with some renovations, but the space holds fantastic potential for those in need of storage, or perhaps for running a business from home.

It's worth noting that the property benefits from fibre optic broadband, boasting speeds of up to 1600 mbps. You will find the house to be in the heart of one of Surrey's most treasured rural areas, with Colley Hill only a







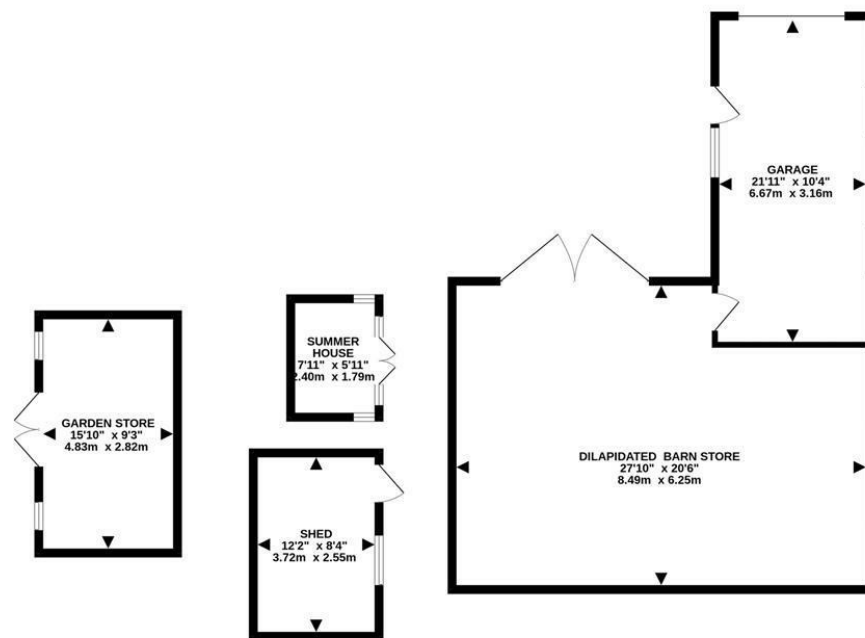
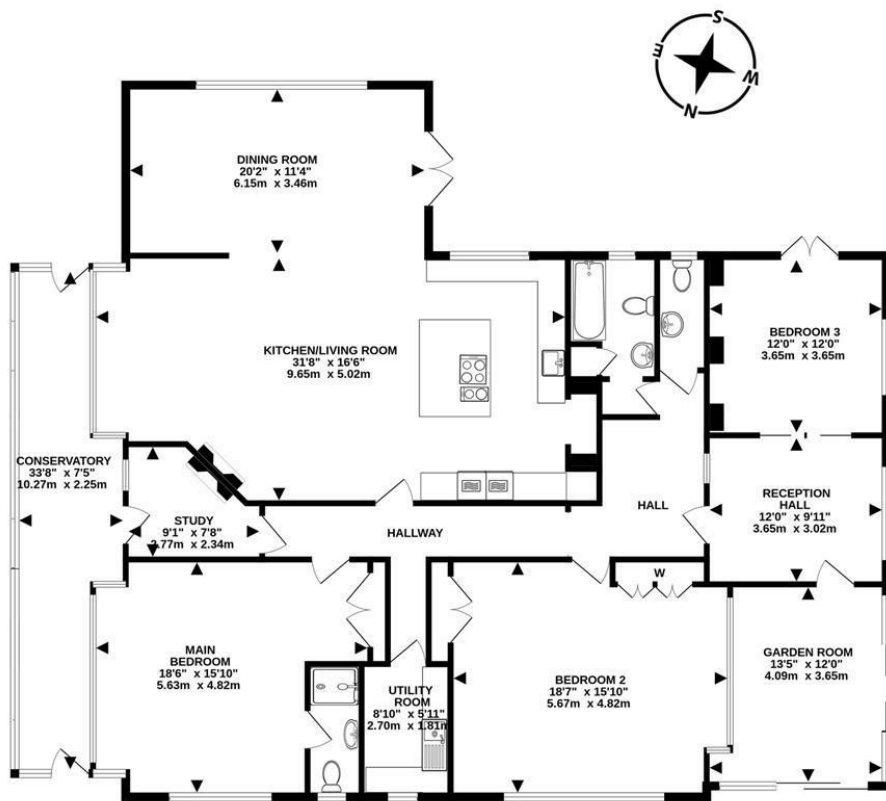


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short walk away, commanding some of the best views in the South East. The villages of Kingswood, Tadworth and the market town of Reigate are all within easy reach, and the M25 motorway (Junction 8) is approximately half a mile away, providing access to both Gatwick and Heathrow Airports. The area is well supplied with private and state schools, golf clubs, restaurants, public houses and other recreational destinations. The nearest railway stations are Tadworth, Kingswood and Reigate. Buses travel along the A217, north to Epsom and Sutton, and south to Reigate and Redhill.

This is just the second time this home has hit the market since it was new, what an opportunity! To view the property, please call a member of the Kennedys' sales team on 01737 817718.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Mid energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

MAIN DWELLING
2280 sq.ft. (211.8 sq.m.) approx.

OUTBUILDINGS
1049 sq.ft. (97.5 sq.m.) approx.

TOTAL FLOOR AREA : 3329 sq.ft. (309.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Lavington, Margery Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and Banstead
TAX BAND: G

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