

Kennedys'

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Pixie Cottage,
Sandy Lane
Kingswood
KT20 6LZ

Pixie Cottage is a charming character home offering a wonderful balance of period charm, privacy and flexible living space. Set within beautifully established landscaped gardens, the property features 2 bedrooms, original character features, a conservatory, detached garage, home office and a range of outbuildings, all within easy reach of Kingswood Village and mainline station.

OIEO £600,000



2



2



1



3



- Charming character cottage in a sought-after road
- Spacious 22ft open-plan sitting and dining room
- Detached garage
- Close to Kingswood Train Station
- Two generous double bedrooms
- Excellent scope to enhance and modernise (STPP)
- Established landscaped gardens
- *Viewings on request*



PROPERTY DESCRIPTION

Tucked away within one of Kingswood's most sought-after private lanes, Pixie Cottage is a pretty character cottage offering a wonderful blend of charm, privacy and versatility, all set within beautifully established gardens.

Approached via a secluded setting, the cottage immediately captures the imagination with its picturesque surroundings. Inside, the accommodation is welcoming and spacious, offering a seamless flow, centred around an open-plan sitting and dining room extending to over 22ft. With direct access to the kitchen, this bright space provides an ideal setting for everyday living and entertaining, with views across the gardens and direct access to the conservatory beyond.

One of the first things that strikes you about this property is the wealth of original period features which presents an exciting opportunity to work with them, to blend character and heritage with more contemporary styling, subject, of course, to the necessary planning permissions.

The kitchen enjoys an outlook over the grounds and connects seamlessly to the conservatory, creating an additional reception area that is perfect for relaxing, dining or entertaining. A guest cloakroom completes the ground floor. The first floor has two, well-proportioned double bedrooms, both enjoying attractive views over the surrounding greenery. The principal bedroom benefits from a separate shower room, whilst a family bathroom serves the second bedroom.

One of the property's most appealing features is the generous outside space. The gardens create a wonderful sense of privacy and provide numerous areas for entertaining, gardening and family enjoyment. The grounds are complemented by a substantial detached garage, home office, summer house, greenhouse and additional garden store, offering exceptional flexibility for those working from home, or seeking further lifestyle space.







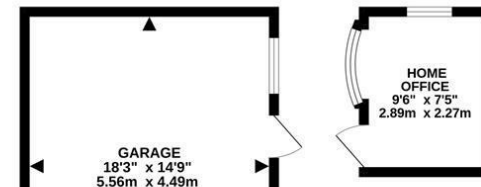
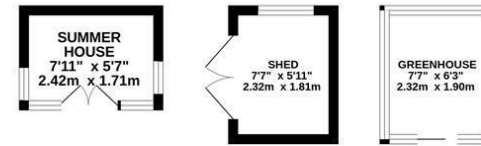
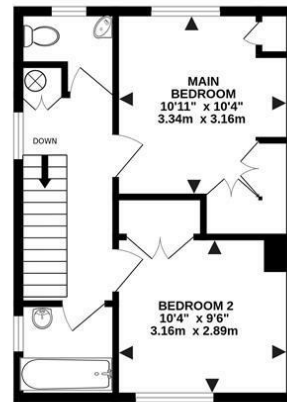
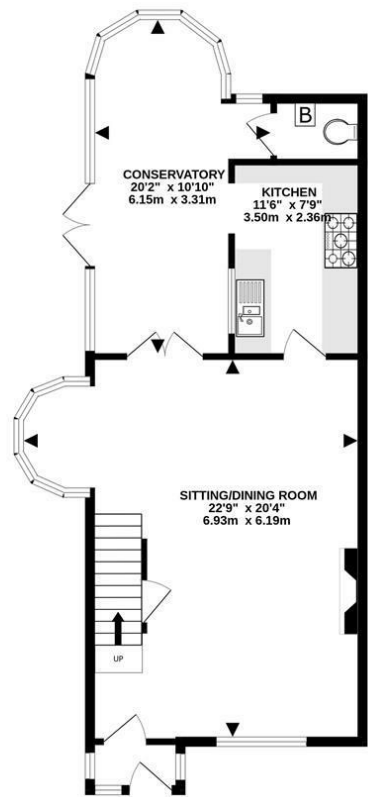
LOCAL AREA AND AMENITIES



Pixie Cottage occupies an enviable position on Sandy Lane, one of the most highly regarded private roads within Kingswood, renowned for its leafy surroundings and semi-rural atmosphere whilst remaining conveniently placed for Kingswood Village, the station and excellent road connections. Kingswood offers a range of facilities including a village store, beauty salon, pet shop, men's barbershop, post office, Kingswood Arms public house and eatery and two local golf courses. The mainline station provides a regular service into Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9.

Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Aberdour, Chinthurst Prep school and Reigate Grammar. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and a wealth of restaurants. Nearby main towns include Reigate, Epsom and Sutton. The surrounding area is also renowned for its leisure amenities, including golf at Walton Heath Golf Club and Kingswood Golf & Country Club, as well as nearby countryside walks and riding routes across Walton Heath, Headley, and the surrounding villages.

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OUTBUILDINGS

MAIN HOUSE 96.9 SQ.M (1044 SQ.FT) OUTBUILDINGS 44.5 SQ.M(479 SQ.FT)

TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Pixie Cottage, Sandy 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: E
COUNCIL: Reigate and Banstead
TAX BAND: F

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