

# Kennedys'

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Pippin Cottage  
Vicarage Gate Mews  
Kingswood  
KT20 6QH

A three bedroom semi-detached cottage located off the Brighton Road in a mews development between the villages of Kingswood, Tadworth and the market town of Reigate. It is beautifully presented throughout with a pretty, well-established rear garden.

£675,000



- Pretty semi detached cottage
- Kitchen/breakfast room
- Sitting room with open fireplace
- Double bedroom with fitted wardrobes
- Pretty well established garden

- Three bedrooms
- Dining room
- Primary bedroom with en-suite shower room
- Downstairs bathroom
- Two garages and private driveway

EPC: D





# PROPERTY DESCRIPTION

The property is accessed via a paved driveway providing off street parking with access to the front door and garden via a gate. Downstairs accommodation comprises; spacious hallway, kitchen/breakfast room with utility area, fully tiled bathroom with panel enclosed bath and shower over, dining room with French doors to paved patio and rear garden beyond and sitting room with feature open fireplace and French doors to dining room.

The shaker style kitchen with a wealth of wall and floor units enjoys granite effect laminate work tops, fridge freezer, freestanding stainless range, stainless hood, stainless dishwasher, 1½ bowl sink, wine fridge and washing machine.

Upstairs are two double bedrooms, both with fitted wardrobes and a single bedroom. The primary bedroom benefits from an en-suite shower room.

Outside the pretty rear garden with a wealth of mature planting enjoys a paved patio and pergola perfect for evening socialising. Side access leads to the front driveway and the two garages opposite the property.

This beautifully presented family home is decorated in neutral tones and benefits from Gas Central Heating via radiators, UPVC double glazing and has been well maintained by the current owner.







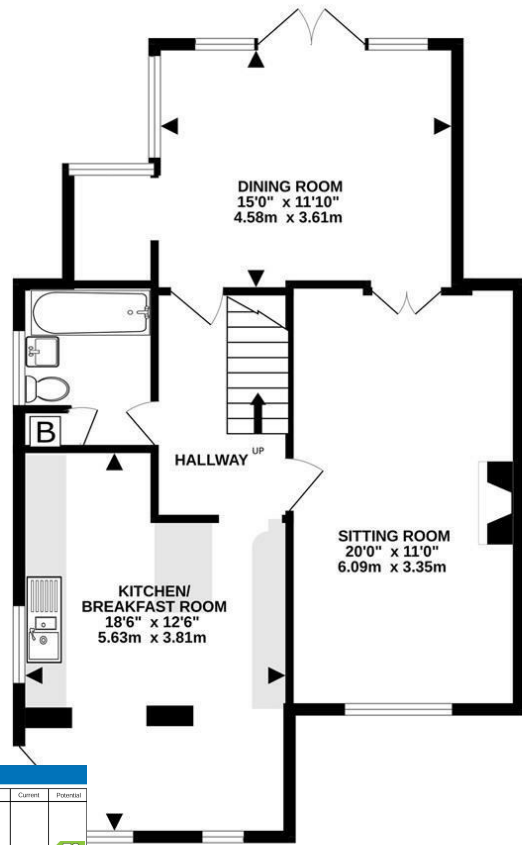
# PROPERTY DESCRIPTION

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salon, café, restaurant and pub. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

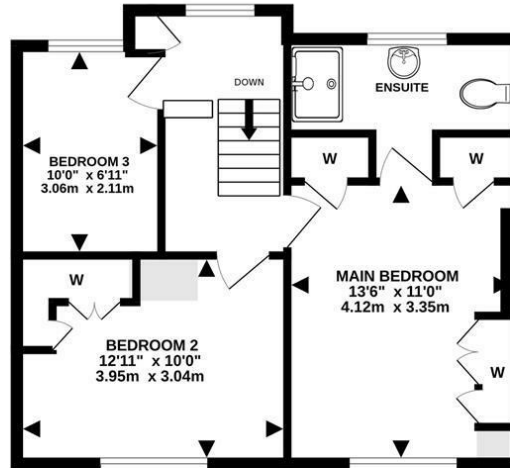
Council Tax Band: F



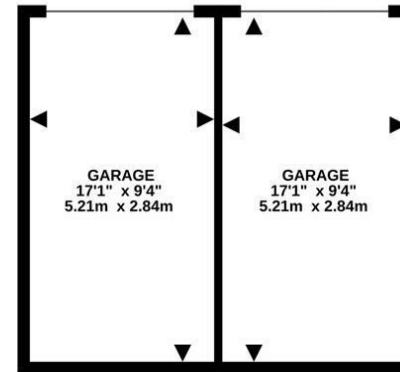
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**GROUND FLOOR**  
745 sq.ft. (69.2 sq.m.) approx.



**1ST FLOOR**  
493 sq.ft. (45.8 sq.m.) approx.



**GARAGE**  
318 sq.ft. (29.6 sq.m.) approx.

**TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>174 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Mid energy efficient - higher running costs</p>	<p><b>78</b></p> <p><b>61</b></p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

# Pippin Cottage, Vicarage Gate Mews

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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