



Mogador, Lower Kingswood, Tadworth

The PERSONAL Agent

Guide Price £750,000

Freehold

- Three well appointed double bedrooms
- Ample amount of off street parking
- Very well maintained throughout
- Generous double aspect sitting room
- Spacious family bathroom
- Utility room
- Downstairs shower room
- Large mature and private garden

Beautifully presented three bedroom Edwardian coach house cottage, tucked away in a private corner of Mogador. Offering character features, two reception rooms, two refurbished bathrooms, a well maintained kitchen with utility area, generous rear garden and driveway parking for two to three vehicles. Set close to open countryside including Colley Hill and Walton Heath, ideal for those seeking a charming semi rural retreat.

Tucked away within the semi rural area of Mogador, this beautifully presented three bedroom cottage forms part of a former Edwardian coach house and offers a rare opportunity to secure a charming home in a sought after semi rural setting.

The property has been meticulously maintained and blends character features with modern updates. The accommodation includes a bright and spacious living room with high ceilings and a feature fireplace, a separate dining room with a large sash window, a well kept kitchen leading to a practical utility room, and a recently refurbished ground floor bathroom.



Upstairs offers three well proportioned bedrooms, all with fitted storage, along with a stylishly updated family bathroom. The generous landing enhances the sense of space on the first floor.

Outside, the rear garden is ideal for entertaining, with a large patio and lawned area. To the front, there is driveway parking for two to three vehicles. Positioned at the end of a long shared driveway, the property enjoys excellent privacy.

High on the North Downs, the property has an enviable, semirural location on the edge of Walton Heath and close to the open spaces of Colley Hill with its breath taking views to the South Downs. The location offers remarkable access particularly by car with the M25 at Reigate within a few minutes' drive enabling fast access to both Gatwick and Heathrow airports and the coast. Reigate, Dorking, Epsom and Banstead Village are all easily reached and offer extensive shopping, cafés and restaurants. This part of Surrey is well served for schooling including Epsom College, Chinthurst, Aberdour, City of London Freeman's, Dunottar and Reigate Grammar, as well as nearby

Kingswood Primary School. Connected to a network of bridleways and close to the North Downs Way, this location has immediate access to excellent heathland turf for riding on Walton Heath, Headley Heath, Colley Hill and Reigate Hill with abundant open country also cycling and walks. The area also has many clubs and venues for other sports, leisure and cultural pursuits.

Tenure: Freehold
Council Tax Band: F

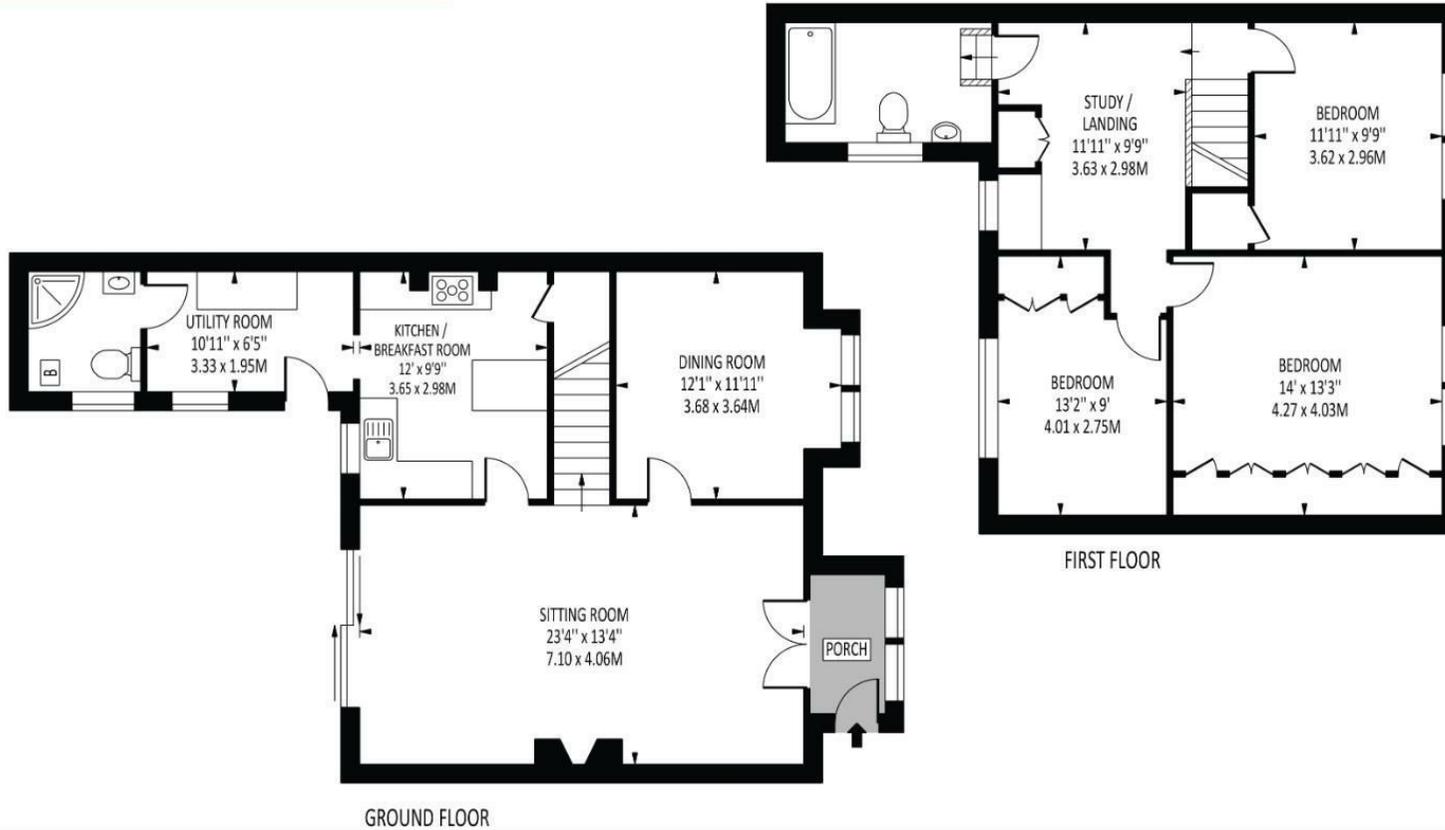




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Bridge Cottage Mogador,
Lower Kingswood
Total Area: 1413 SQ FT • 131.27 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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