



Babylon Lane, Lower Kingswood

The **PERSONAL** Agent

# Guide Price £725,000

## Freehold

- Two double bedrooms
- Generous south facing garden backing directly onto open fields.
- Double garage
- Self contained annexe style accommodation
- Ample off street parking
- Wealth of original features
- Contemporary family bathroom with a separate shower
- Two garden rooms

A beautifully presented two bedroom semi detached character cottage occupying a generous south facing plot in one of Lower Kingwoods most desirable semi rural locations. This charming home has been thoughtfully extended and modernised, offering spacious and versatile accommodation, a stylish Shaker-style kitchen, luxury bathroom, generous rear garden backing onto open grazing land, detached garage and a self contained annexe with kitchen and shower room.

The property welcomes you into a warm and inviting interior, where character features sit comfortably alongside tasteful contemporary improvements. The spacious living accommodation provides an excellent environment for both relaxing and entertaining, with plenty of natural light flowing throughout the home. The extended ground floor offers flexible living space to suit a variety of lifestyles, whether as a family room, dining area, or additional reception space.

At the heart of the home is a beautifully appointed Shaker style kitchen, fitted with an excellent range of quality units and work surfaces, providing both practicality and timeless appeal. The impressive family bathroom has been finished to a high standard and features a luxurious contemporary suite. Throughout the property, the décor has been tastefully updated in a modern, neutral palette, allowing prospective purchasers to move straight in with



minimal work required.

Upstairs, the property offers two well proportioned bedrooms, each enjoying pleasant outlooks and maintaining the cottage's character and charm.

Externally, one of the property's standout features is its wide, south facing rear garden, offering an excellent degree of privacy along with plenty of space for outdoor entertaining, gardening, or family enjoyment.

A particularly noteworthy feature is the substantial detached garage, which offers exceptional versatility. In addition to providing useful storage and secure parking, the space to the rear of the garage has been converted into separate accommodation, ideal for older children or family to stay, as it benefits from a it's own kitchen and shower room.

Situated in a desirable semi-rural setting, the property enjoys the best of both worlds, with attractive countryside surroundings, whilst being conveniently located for local amenities, well regarded schools, transport links, and nearby towns.

Despite its peaceful location, the property is ideally placed for commuters and families alike. The nearby A217 provides swift access to the M25 at Junction 8 (Reigate Hill), making travel to London, Gatwick Airport, and the

wider motorway network both convenient and straightforward. The neighbouring towns of Reigate, Redhill, Banstead, and Sutton offer an extensive range of shopping, restaurants, leisure facilities, and excellent schools, while the surrounding countryside provides an abundance of scenic walks, bridleways, and outdoor pursuits.

This charming and individual character home occupies an exceptional setting and offers a rare opportunity to enjoy village-style living with excellent transport links close at hand. Beautifully presented and full of character, the property simply must be viewed internally to fully appreciate both its unique accommodation and idyllic location.

Tenure- Freehold  
Council Tax Band - E

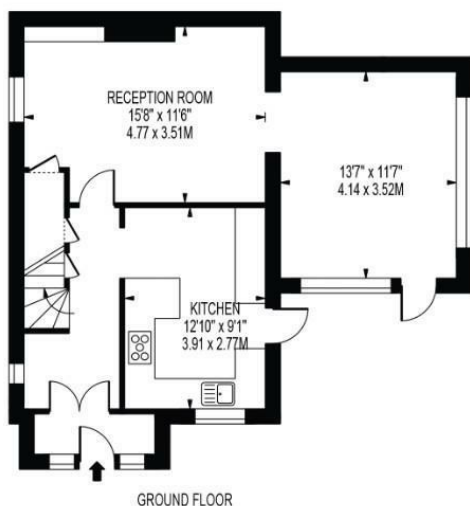




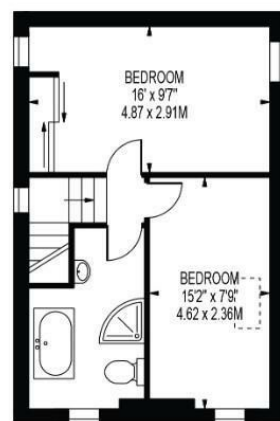
# KINGSWOOD GRANGE COTTAGE, BABYLON LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 976 SQ FT - 90.70 SQ M  
(EXCLUDING OUTBUILDING 1, 2 & 3)

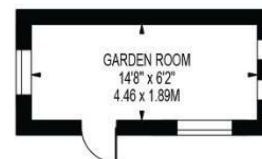
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 91 SQ FT - 8.43 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 127 SQ FT - 11.79 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 3: 768 SQ FT - 71.34 SQ M



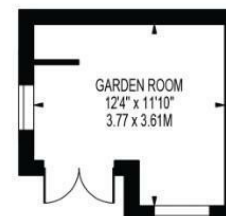
GROUND FLOOR



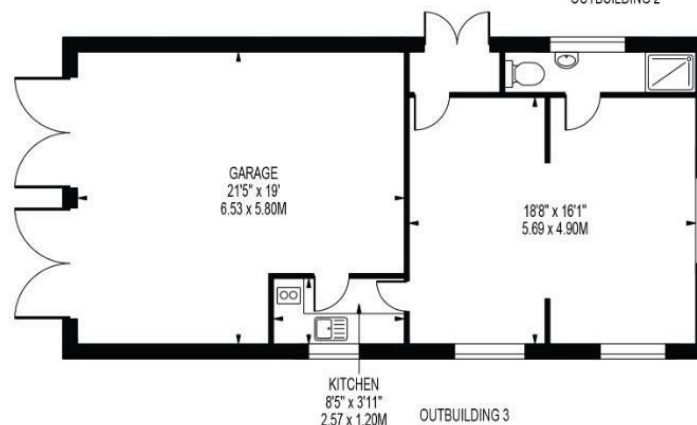
FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2



KITCHEN  
8'5" x 3'11"  
2.57 x 1.20M  
OUTBUILDING 3

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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

## EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

## STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

## BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

## TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

## LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

