



Margery Lane, Lower Kingswood

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Beautifully renovated detached home
- Three double bedrooms
- Two further bedrooms
- Stunning open plan kitchen/dining room
- Separate living room with log burner
- Luxury principal suite with en suite
- Air conditioning to key rooms
- Utility room and integral garage
- Sought after semi rural location



Set on the edge of rolling fields and heathland, this impressive detached five bedroom family home offers spacious and versatile accommodation, ideally suited to modern family living. The flexible layout also lends itself perfectly to multi generational living, while the generous grounds provide ample space for additional outbuildings, catering to a wide range of lifestyle or leisure pursuits.

Combining a semi rural setting with exceptional potential, this is a property that must be seen to be fully appreciated. Internal viewing is highly recommended.

Beautifully renovated and finished to an exceptional standard by the current owners, this impressive detached family home offers stylish and highly versatile accommodation, ideally suited to modern family life. The property offers three generous double bedrooms, two further bedrooms and a downstairs office that could also be used as an additional bedroom, providing flexible accommodation for growing families, guests or those working from home.

The heart of the home is the superb open plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen is fitted with an extensive range of high specification integrated appliances, while a wood burning stove and direct access to the garden create a welcoming and sociable space. A separate sitting room, also featuring a wood burning stove and French doors opening onto the garden, provides an elegant retreat for quieter evenings.

The downstairs office offers excellent versatility and could easily serve as an additional bedroom or form part of a self contained annexe, subject to any necessary alterations. The ground floor also benefits from a contemporary shower room, a practical utility room and an integral garage.

On the first floor are three generous double bedrooms and two further bedrooms. Two of the bedrooms share a well appointed Jack and Jill shower room, while the impressive principal suite enjoys a luxurious en suite bathroom, beautifully finished and complete with a freestanding roll top bath.

For year round comfort, the property also benefits from air conditioning in the principal bedroom, one further bedroom, the living room, the kitchen and the downstairs office.

Finished to an exacting standard throughout and offering an exceptional degree of flexibility, this outstanding home combines contemporary comfort with practical family living in a delightful semi rural setting.

The property enjoys an attractive position along a peaceful semi rural lane in Lower Kingswood, with open fields directly opposite. Margery Lane provides access to Margery Wood and Colley Hill, offering miles of beautiful countryside ideal for walking, cycling, and horse riding.

Lower Kingswood offers a selection of local shops and a primary school, while the nearby towns of Reigate, Banstead, and Tadworth provide a wider range of shopping, dining, leisure, and everyday amenities. For commuters, the M25 is conveniently accessible via Junction 8 at Reigate Hill.

Tenure- Freehold
Council tax band - F

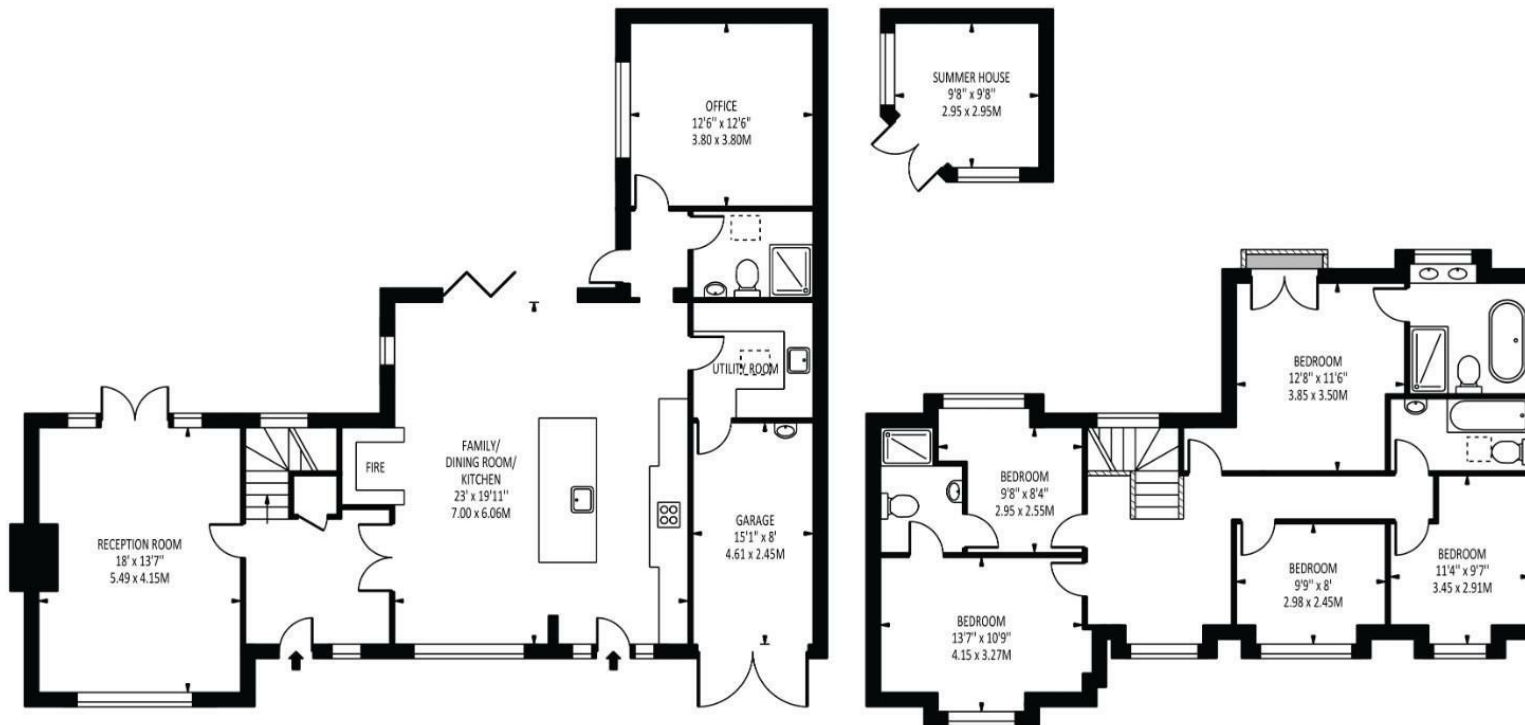






Margery Lane

Total Area: 2297 SQ FT • 213.36 SQ M
(Including Garage & Summer House)
Garage Area : 122 SQ FT • 11.29 SQ M
Summer House Area : 89 SQ FT • 8.28 SQ M



Disclaimer: 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 of 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		
	67	79
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.

