



Warren Lodge Drive, Kingswood

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Three generous bedrooms
- Log cabin/home office
- Private mature garden
- Two garages
- Modern shower room
- Conservatory overlooking the garden
- Shared parking area
- Spacious sitting/dining room

Positioned at the end of the courtyard, the house enjoys a particularly private and peaceful setting within the development. Beautifully presented throughout, the property offers a neat and stylish home ideally suited to modern living, while also providing an excellent 'lock up and leave' option for those who travel frequently or require a low maintenance lifestyle.

A particular advantage of the property is the inclusion of two individual garages, offering excellent storage and secure parking, in addition to a shared communal parking area for residents and visitors

A modern and well presented mews house situated within this secure and private development, offering spacious and versatile accommodation ideally suited to modern family living. The property provides well-balanced living space throughout, with three generously sized bedrooms and bright, airy reception areas designed to maximise natural light and comfort.



The ground floor offers excellent entertaining and family space, with well proportioned reception rooms creating a welcoming and practical layout for everyday living. Upstairs, the bedrooms are thoughtfully arranged and served by well appointed shower room facilities.

To the rear, the property enjoys a beautifully maintained private garden, predominantly laid to lawn and ideal for outdoor dining, entertaining, or family use. A particular feature is the impressive detached log cabin, currently utilised as a home office, providing an ideal solution for remote working, a studio, or additional recreational space.

Further benefits include two garages, ample communal parking for residents and guests, and the added advantage of being located within a peaceful and secure development.

Vicarage Gate Mews is a private cul de sac located just off Warren Lodge Drive, offering a peaceful and highly convenient setting within the heart of Kingswood. A nearby footpath

provides easy access to the village's local amenities, including a selection of shops, the popular Waterhouse Café, restaurants, and the well regarded Kingswood Arms pub.

Kingswood railway station is within easy reach and offers regular commuter services to both London Bridge and London Victoria, making the area particularly appealing for commuters. The nearby M25 at Reigate Hill provides excellent road connections, placing both Heathrow and Gatwick airports within convenient driving distance.

More extensive shopping and leisure facilities can be found in nearby Banstead Village, Epsom, and Reigate, while the surrounding area offers an excellent range of sporting and recreational amenities, including Kingswood's renowned golf courses and tennis club.

Tenure- Freehold
Council tax band-E

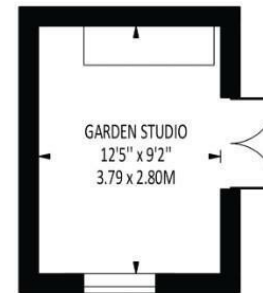
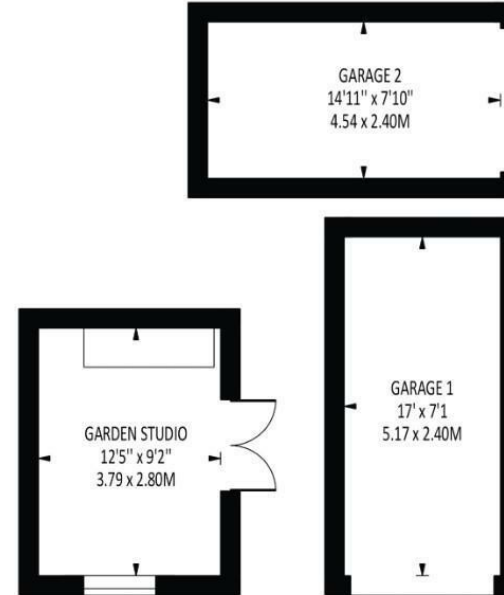
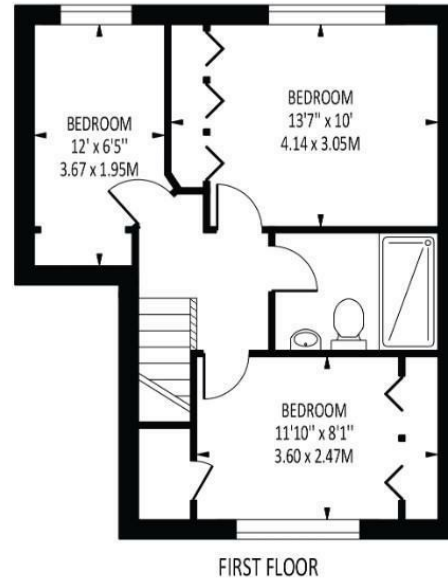
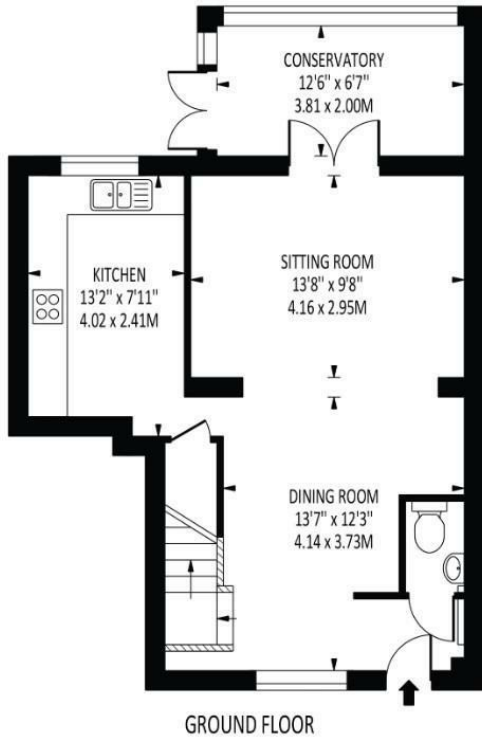




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Vicarage Gate,
Mews Warren Lodge Drive
Total Area: 1361 SQ FT • 126.42 SQ M
(Including Garden Studio, Garage 1 & 2)
Garden Studio Area : 114 SQ FT • 10.61 SQ M
Garage 1 Area : 134 SQ FT • 12.41 SQ M
Garage 2 Area : 117 SQ FT • 10.90 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

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