Rookery Way, Lower Kingswood, Surrey

Offers Over £550,000 - Freehold

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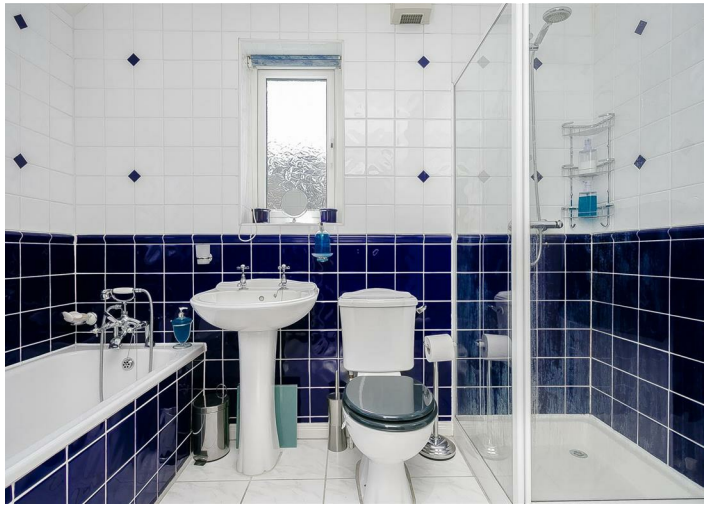
WILLIAMS HARLOW



WUFF

Rookery Way presents a delightful semi-detached house that is perfect for families or those seeking a peaceful retreat. This property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

As you enter the home, you are welcomed into a comfortable reception room, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, ensuring that every corner of the house feels warm and welcoming.

One of the standout features of this property is the stunning countryside views that can be enjoyed from various vantage points. The serene surroundings offer a perfect backdrop for those who appreciate nature and the tranquillity it brings.

In addition to the living space, the property includes a workshop and a garage, providing excellent storage options and the potential for various projects or hobbies. Whether you are a DIY enthusiast or simply need extra space for your belongings, these features add significant value to the home.

This semi-detached house on Rookery Way is not just a place to live; it is a sanctuary that combines comfort, practicality, and the beauty of the countryside. With its appealing features and prime location, this property is sure to attract those looking for a delightful home in a peaceful setting.

THE PROPERTY

This delightful three bedroom semi-detached home offers a blend of quiet countryside living however boasts the benefit of having local amenities a short drive away. Well presented throughout the property offers a spacious living/dining room, kitchen, garage and workshop to the ground floor and three bedrooms and a bathroom to the first floor. This home will prove popular to many purchasers. Surrounded by open countryside this property really does have it all. There is also further potential to extend STPP.

OUTDOOR SPACE

21.34m x 12.19m (70 x 40)

The property enjoys an immaculate south-west facing rear garden which measures just over 70ft, directly backing onto open countryside, the stunning views give the illusion of your extended garden. To the front, is an attractive well maintained garden and driveway providing parking for two vehicles.

LOCAL AREA

The property is located in a popular residential road in Lower Kingswood ideally situated with the countryside nearby providing outdoor walks and excellent bridleway facilities. The M25 Junction 8 at Reigate is also close and provides easy access to Gatwick and Heathrow Airports. Kingswood Primary School is just a few minutes walk away plus there are a variety of excellent schools to choose within the area. Reigate and Banstead are equal distance offering an assortment of High Street shops, crafts and national chains alongside excellent schooling. The area is considered a relaxed neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Kingswood Primary School – Ages 4-11
Tadworth Primary School – Ages 4-11
Avenue Primary Academy – Ages 3-11
Aberdour School – Ages 2-11
Kingswood House School – Ages 7-16
Bramley Hill School – Ages 6-15
Chinthurst School and Nursery - Ages 2-11
Micklefield School and Nursery - Ages 2-11
Reigate Grammar School - Ages 11-18
Reigate School Secondary - Ages 11-16

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LOCAL TRAINS

Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour
Reigate to London Victoria - Approx. 40 minutes
Reigate to Gatwick Airport - Approx. 15 minutes
Reigate to Reading - Approx. 1 hour 15 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom – London Bridge or London Victoria 50 min

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COUNCIL TAX

Reigate & Banstead BAND C £2,555.86 2026/27

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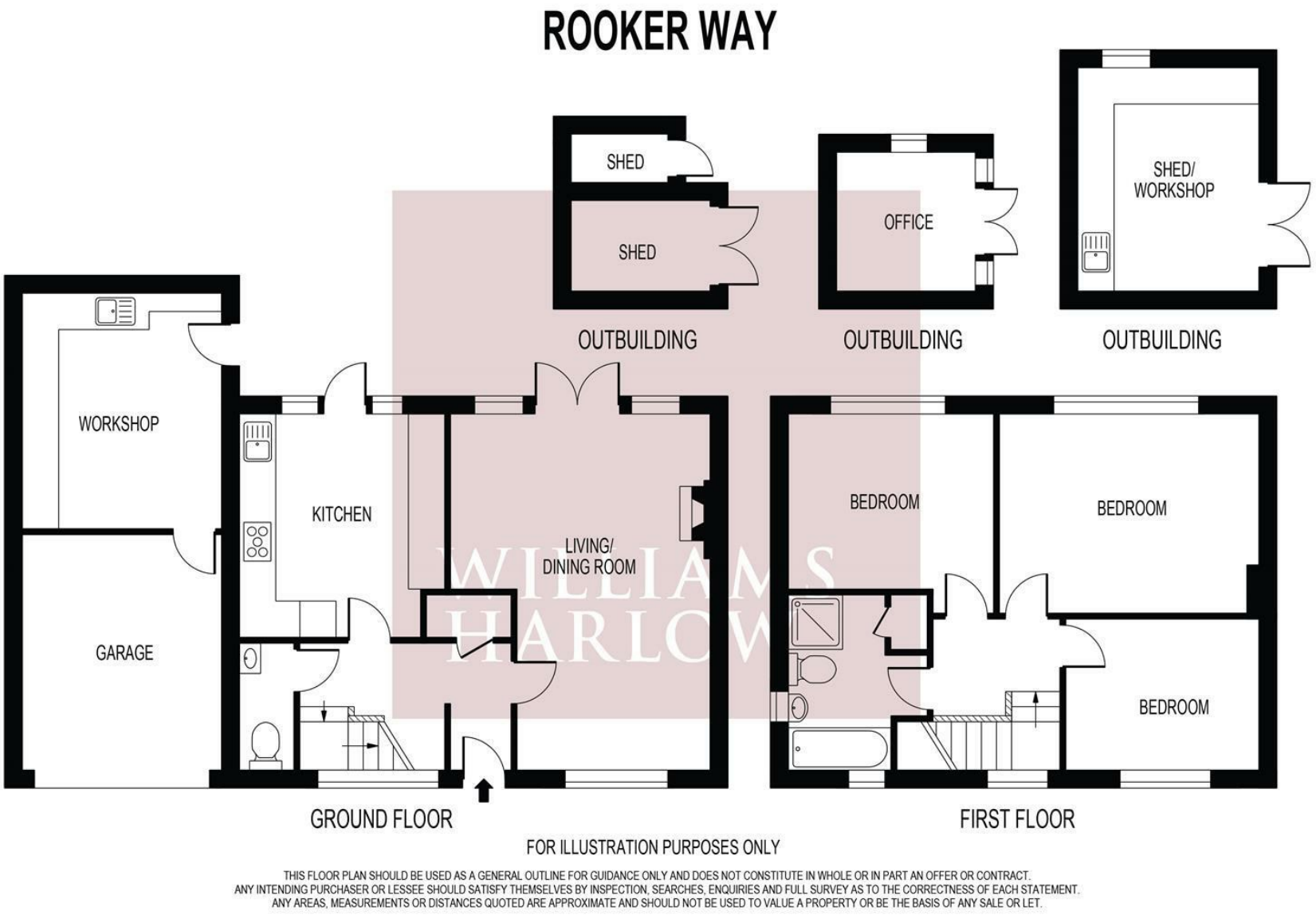

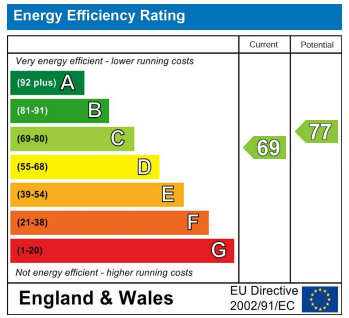

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