

Babylon Lane, Tadworth,

Asking Price £725,000 - Freehold

WILLIAMS HARLOW

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WELCOME
BEACH HOUSE



Located in the picturesque setting of Babylon Lane, Lower Kingswood, this charming characterful two bedroom semi-detached cottage with a one bedroom annex, offers a delightful blend of comfort and versatility. The main cottage offers two generous reception rooms, this home is perfect for both entertaining guests and enjoying quiet family time. The cottage boasts two well-appointed bedrooms and a modern bathroom, ensuring ample space for family living. Additionally, the property includes a one bedroom self-contained annex, which presents an excellent opportunity for guests, a home office, or even rental potential. The versatility of this accommodation makes it suitable for a variety of lifestyles.

One of the standout features of this residence is the stunning country views that can be enjoyed from every angle, creating a serene backdrop to daily life. The bright and spacious interiors are complemented by a plot of approximately 0.23 acres, providing a wonderful outdoor space with a feature cabin housing a hot tub and a delightful summer house, great for relaxation and entertaining.

Parking will never be an issue here, as the property offers space for up to eight vehicles, making it ideal for families or those who enjoy hosting gatherings. The house is in excellent condition and has been beautifully presented throughout, allowing you to move in with ease.

Conveniently located close to local amenities and with excellent road connections to the M25, this home combines the charm of country living with the practicality of urban access. This cottage is a rare find and is sure to appeal to those seeking a peaceful yet connected lifestyle in the heart of Lower Kingswood.

THE PROPERTY

This charming character cottage Est. 1910, located in a semi rural area offers beautiful countryside views from all aspects. The cottage is immaculate and superbly presented throughout and comprises of an entrance hall, bright spacious lounge with stunning views over the rear garden, sun room, kitchen, two generous bedrooms and bathroom. The cottage boasts a one bedroom annex offering a lounge, kitchen and shower room, again superbly presented and offering versatile living accommodation.

OUTSIDE AREA

The cottage is located in a plot of approximately 0.23 acres. The large driveway to the front and side can easily park up to 8 vehicles and there is a double garage. The rear garden is simply stunning and beautifully landscaped with patio areas, a large area of level lawn, an array of flower/shrub borders and boasts two garden rooms, one an unique cabin full of character housing a hot tub and the other a feature summer house both beautifully presented.

LOCAL AREA

The property is located in a popular residential road in Lower Kingswood surrounded by countryside providing outdoor walks and excellent bridleway facilities. Kingswood Primary School is nearby plus there are a variety of excellent schools to choose from within the area. Reigate and Banstead are equal distance offering an assortment of High Street shops, crafts and national chains alongside excellent schooling. There is also easy access to the A217 and M25 Junction 8 at Reigate providing great connections to Gatwick and Heathrow Airports. 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

LOCAL TRAINS

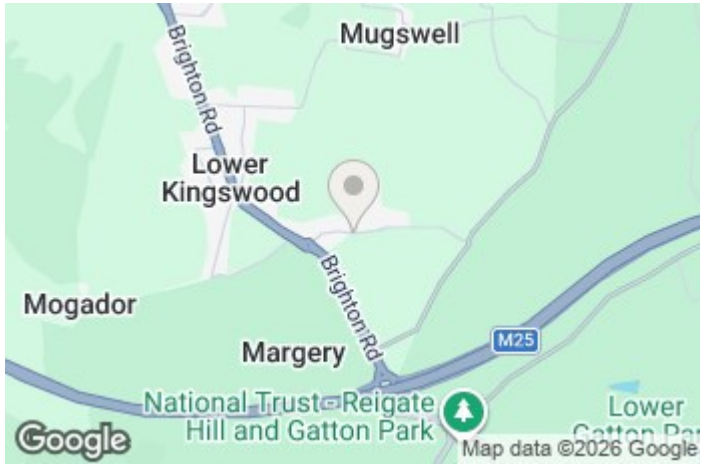
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour
Reigate to London Victoria - Approx. 40 minutes
Reigate to Gatwick Airport - Approx. 15 minutes
Reigate to Reading - Approx. 1 hour 15 minutes

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27



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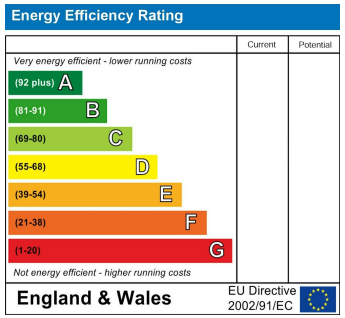
KINGSWOOD GRANGE COTTAGE, BABYLON LANE

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**



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.
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