

Margery Lane, Lower Kingswood, Surrey

Asking Price £795,000 - Freehold

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WILLIAMS HARLOW























Located in the charming semi-rural area of Mogador, Lower Kingswood, Tadworth, this delightful detached house on Margery Lane offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. The home boasts three well-appointed reception rooms, providing ample areas for relaxation and entertainment.

The kitchen and bathroom are finished to an excellent standard, ensuring a modern and functional living experience. The sizeable gardens surrounding the property, including front, rear, and side gardens, offer a wonderful outdoor space for gardening enthusiasts or for children to play safely.

Parking is a significant advantage here, with space available for up to seven vehicles, making it perfect for larger families or those who enjoy hosting guests. The location is particularly appealing, as it is close to open countryside, allowing for leisurely walks and a connection with nature.

Moreover, the property benefits from easy access to the A217 and M25 road networks, making commuting to nearby towns and cities straightforward. This home presents a unique opportunity to enjoy a peaceful lifestyle while remaining well-connected to urban amenities. Whether you are looking for a family home or a serene retreat, this property on Margery Lane is certainly worth considering.

THE PROPERTY

The property offers a wide frontage benefitting from a corner plot position which provides impressive kerb appeal. Entered through a central front door either side of the entrance hall are the lounge and dining, ahead the downstairs WC. The kitchen is bright and airy and is immaculately presented. There is also a conservatory to the rear. The first floor flows off a central landing with four good sized bedrooms plus a re-fitted bathroom with separate shower. This is a very classy home which will reward the buyer for years to come.

OUTDOOR SPACE

Access to the property is via double opening wrought iron gates set on an attractive wall within inset lighting to an expansive driveway suitable for parking numerous vehicles which is laid to granite chippings. There is a detached double garage with store/stable to the side. To the front there is an area of lawn, a large secluded area to the side of approximately 145 feet offering a great degree of privacy and to the rear from the conservatory there is decking and a further area lawn again affording an excellent degree of privacy.

THE AREA

Lower Kingswood and Mogador are unlike many other Surrey areas if you haven't already visited and are ideally situated for an array of open countryside providing outdoor walks and excellent bridleway facilities as well as commuter links. 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 and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

WHY YOU SHOULD VIEW

Appealing to a multitude of different buyers, this house blends modern benefits in a characterful style which also offers further opportunity to extend subject to consent.

VENDOR THOUGHTS

The property has been in our ownership for 11 years and has provided an ideal location for us and has been full of fun, laughter and celebrations over the years. It has acted as a hub for our family and friends. We sincerely hope that the new owners enjoys it as much as we have.

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.

KEY FEATURES

Four good sized bedrooms - Semi-rural location - Close to excellent road networks - Easy access to Reigate and Banstead - Opportunity to extend (STC) - Double garage - Parking for 7 vehicles - Near excellent schools

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

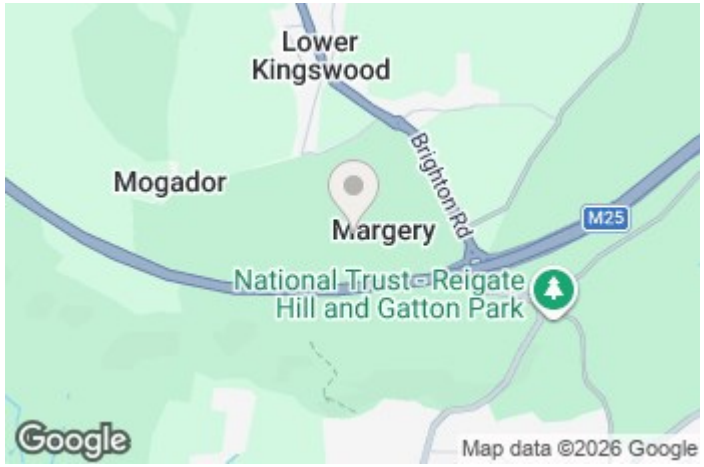
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

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

COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Total area: approx. 177.6 sq. metres (1912.1 sq. feet)