



Beautifully refurbished character home with views

Lovelands Lane, Lower Kingswood, Surrey KT20 6XG



Stunning outlook over the local countryside • Set on a private road • Immaculately finished throughout • Beautifully landscaped gardens • No onward chain

Local information

This lovely property occupies a very peaceful location on a private lane off Babylon Lane. There is parking for several cars as well as a triple garage. The property enjoys a lovely position on its plot, maximizing views over the garden and the countryside beyond. This quiet tucked away location is private yet conveniently located for transport links.

Located approximately under 3 miles to Kingswood station with mainline station to Victoria, Charing Cross and London Bridge, whilst the nearby towns of Banstead, Reigate and Epsom provide more varied facilities including bars, restaurants and Waitrose and M&S Simply Food.

There are excellent road links with the nearby A217 leading into Central London and out to the M25 providing connections to the wider motorway network and both Gatwick and Heathrow airports.

The area is well served with both state and independent schools for all ages including Aberdour, Bramley, Royal Albert and Alexander, Whitgift, City of London Freemans, Epsom College, and Reigate Grammar.

There are an array of fabulous sporting and leisure facilities including racing at Epsom and championship golf at Walton Heath, Kingswood and the RAC Club. There is also good walking and riding country nearby at Chipstead and Banstead Heath.

About this property

The current owners have refurbished this lovely home to a high specification and upon entering the magnificent reception hall you are met with light open space. The reception space flows beautifully for entertaining with the sitting room leading into the wonderful kitchen. From both the kitchen and sitting room there are doors that lead out onto the terrace area and gardens. There is a well fitted study, a lovely dining room which could also be used as a bedroom, the utility room and downstairs wc complete the ground floor.

There are three double bedrooms on the first floor, an en suite bathroom to the principal bedroom and a family bathroom.

Approached by gated gravel driveway, the house sits wonderfully on its plot, the beautiful established garden is a prime feature of Pippin, with a high degree of seclusion of various mature trees, the gardens have been well tended over the years and are chiefly been laid to lawn with well stocked herbaceous borders, the large terrace supplies ample space for seating and entertaining. There is a double garage and a separate single garage useful garden store and garage. There is ample parking for numerous vehicles.

Viewing

Strictly by appointment with Savills





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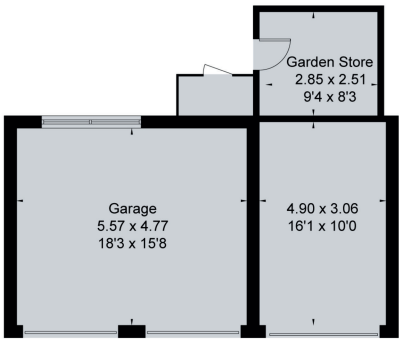


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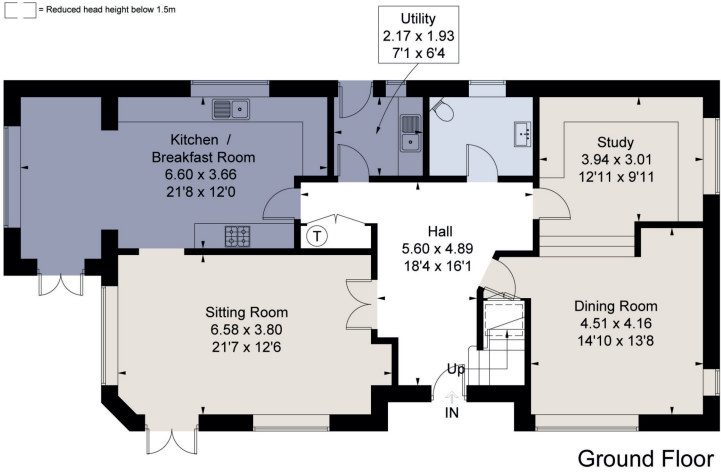
Jamie Williams
Savills Reigate
01737 230200
JGWilliams@savills.com

Approximate Area = 189.5 sq m / 2040 sq ft
Including Limited Use Area (5.8 sq m / 62 sq ft)
Outbuilding = 50.3 sq m / 541 sq ft
Total = 239.8 sq m / 2581 sq ft
For identification only. Not to scale.
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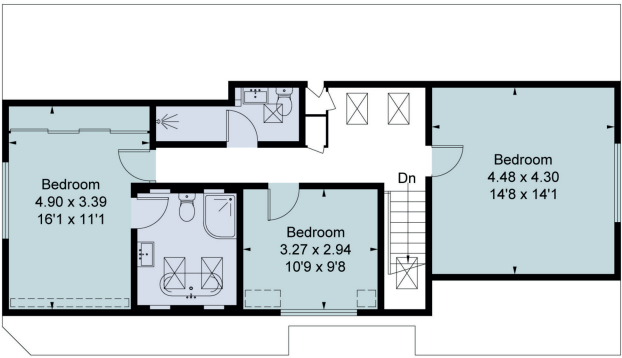


(Not Shown In Actual Location / Orientation)

□ = Reduced head height below 1.5m

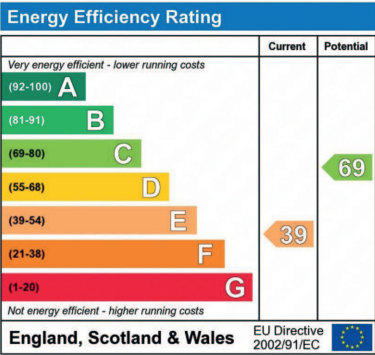


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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