



Charming Grade II listed thatched cottage

Thatched Cottage, Babylon Lane Lower Kingswood, Surrey KT20 6XE



Double garage and off street parking • Separate annex perfect for multi generational living • Lovely outlook onto fields yet close to amenities • Well presented throughout • Beautifully landscaped gardens

Local information

This lovely character home occupies a stunning location with rural views across Babylon Lane. Located south of the village of Chipstead and approximately three miles from the Kingswood station with mainline links 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. Chipstead is a quintessential country village that lies within the Surrey Hills Area of Outstanding Natural Beauty, with a beautiful Norman church, a pretty village pond, a community hall, youth and adult football, rugby and cricket clubs, a village green, two pubs and an amateur theatre.

About this property

Delightful Grade II listed thatched cottage which has been sympathetically improved and cared for by the current owners. Thought to have origins dating back to the 16th century with 19th century yellow stock infill frontage, casement windows and lovely gothic glazing bars. Originally built as two cottages, the property has been tastefully extended over the years to create around 2771 sq ft (including the garage) of flexible accommodation arranged over two floors, offering a wonderful blend of modern fittings with a wealth of charm and character. The house is approached by a central pathway flanked by beautiful topiary and manicured

lawns. Upon entering through the large entrance hall this sets a great tone for the rest of this pretty cottage, with feature fireplace, exposed beams and stone floor, from there leads through to the stunning hand crafted kitchen with a range of fitted appliances, there is a lovely dining room which benefits from double doors onto the gardens this also has a staircase onto the first floor. The sitting room leads through to the very useful extension with bathroom, a light and airy study which has multiple uses and has ample storage also part of this extension is bedroom three benefitting from built in storage, there is also a W/C completing the ground floor. Upstairs there are three good sized double bedrooms and a large beautifully appointed family bathroom.

Outside the house sits wonderfully on its plot, the beautiful established garden is a prime feature of Thatched Cottage, 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 also a large double garage.

Viewing

Strictly by appointment with Savills





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Approximate Area = 212.3 sq m / 2285 sq ft
Garage = 45.2 sq m / 486 sq ft
Total = 257.5 sq m / 2771 sq ft
Including Limited Use Area (8.4 sq m / 90 sq ft)
For identification only. Not to scale.
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