



8 Mint Lane, Lower Kingswood
Tadworth

Guide Price **£700,000**



8 Mint Lane

Lower Kingswood, Tadworth

This beautiful and charming country cottage boasts four bedrooms with the added appeal of a self contained annex with own access which can be incorporated within the main house. Featuring four spacious double bedrooms (Bedroom four in the annex) and three reception rooms (Two in the annex), this home offers ample space for all your needs. With two bathrooms and a convenient cloakroom/wc, functionality and comfort are guaranteed. Furthermore, off-road parking is available as well as the convenience of being on a private no through road.

Nestled in a semi-rural setting, this property is in proximity to open countryside, allowing for picturesque views and a tranquil environment. Nature enthusiasts will appreciate the direct walking and cycling access to Collie Hill and The Downs. On top of that, the self-contained annex with separate access, provides versatility and potential for additional living space or rental income.

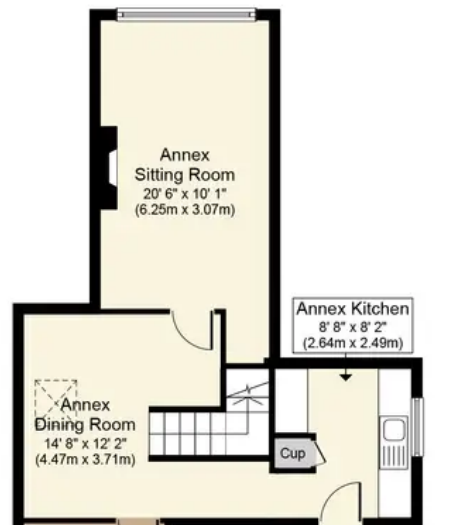
The outside space offers an inviting retreat, with plenty of potential to create your own oasis. Whether you want to relax in the sunshine or host gatherings with family and friends, the outdoor area provides the perfect setting. Take advantage of a blank canvas and let your imagination run wild in making this outdoor space truly your own. Don't miss out on this unique opportunity to own this exceptional property with its charming interior and potential for an idyllic outdoor lifestyle.

Council Tax band: F

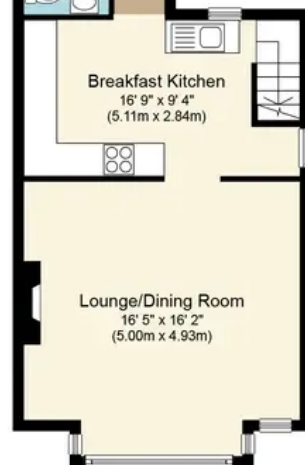
Tenure: Freehold



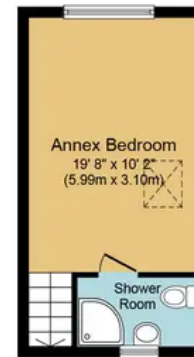




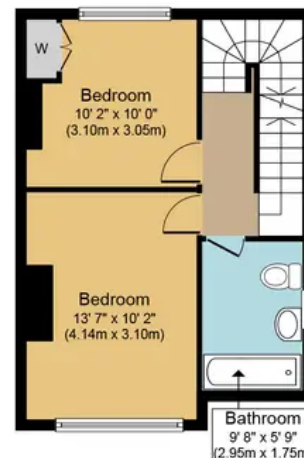
Annex Ground Floor
Approximate Floor Area
660 sq. ft.
(61.3 sq. m.)



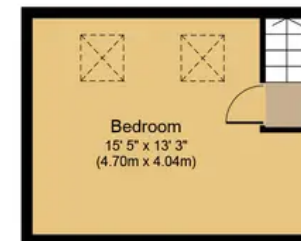
Total Ground Floor
Approximate Floor Area
923 sq. ft.
(85.7 sq. m.)



Annex First Floor
Approximate Floor Area
206 sq. ft.
(19.2 sq. m.)



First Floor
Approximate Floor Area
384 sq. ft.
(35.6 sq. m.)



Second Floor
Approximate Floor Area
214 sq. ft.
(19.8 sq. m.)

Mint Lane, KT20

Approx. Gross Internal Floor Area 1,718 sq. ft. (159.6 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.