



Ganton House | Outwood Lane |
Kingswood | Surrey
KT20 6JS



INDEPENDENT PROPERTY AGENTS

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We are delighted to bring to the market this extremely rare new brick and flint built five bedroom detached house set within the unique setting of Surrey Downs Golf Course set on its own plot of nearly 0.6 acres. Named Ganton House, the property has been sympathetically and stylishly designed by a local architect in conjunction with the owners and a team of highly skilled and experienced tradesmen have managed to produce a family home boasting character whilst benefitting from the highest possible standards of modern living being finished to an impeccable specification.

A bespoke hand built oak and glass staircase leads upstairs from the generous hallway, with single solid oak doors accented by chrome ironmongery leading to the downstairs cloakroom, study, dining room and kitchen. Double oak and glass doors open into a magnificent 34 ft. lounge with a large inglenook fireplace with exposed brick and oak wooden beam and honed black granite hearth creating the focal point of the room. Further double doors open in to the guest suite/games room with en-suite shower room to the side and bi-folding doors leading on to the rear garden.

The impressive hand built, hand painted wooden shaker style kitchen features cabinets arranged in an ergonomically efficient layout, providing the maximum amount of storage and working space and includes Brazilian granite work tops with a large central island providing the main feature of the room. Complementing the units and work surfaces are high quality integrated appliances including Siemens oven/grills, microwave, steamer, dishwasher, 5 ring induction hob and extractor fan, along with a tall Leibherr Fridge/Freezer, Quooker instant boiling water tap, Caple wine fridge and Kohler sink with Franke taps. The utility room, similarly fitted out, provides further storage and houses the Worcester-Bosch boiler, hot water cylinder, a tall Leibherr freezer, a Rangemaster butler sink with Franke tap as well as space and plumbing for a washing machine and tumble dryer.

Ganton House is a Loxone Smart Home where everything from lighting and heating to Audio Visual systems, security alarm and CCTV and all other consumer electronics can be controlled together from a central, intelligent nerve centre. With just a flick of a switch when you're at home, or a swipe of your phone or tablet when you're not, you can activate ambience settings that suit your habits and lifestyle. Almost every room has been wired with HDMI cables, Terrestrial TV and BT phone line ports as well as speaker connections for surround sound speakers. CAT 6 broadband and newly installed mains services for





water, gas and electricity provides added security for the years to come.

Underfloor heating on the entire ground floor lies beneath a mixture of Sicilian marble tiles and engineered oak wood flooring, while traditional gas central heating by radiators ensures comfort on the second floor. Both state of the art heating and hot water systems are fully programmable via an app on the pre-installed iPad tablet provided whilst the triple glazed aluminium casement windows provide the ultimate insulation. Other features include a mixture of LED down lighting, bespoke pendant fittings and designer Illuminier mood lighting with each room boasting a brushed chrome pre-programmed clickable dimmer switch.

The bedrooms all boast an impressive en-suite bath or shower room and incorporate built-in wardrobes with each having been wired for in-cupboard lighting. Some bedrooms display stunning vaulted ceilings and all incorporate the exposed glulam laminated timber beams which are a structural feature of the building.

Each en-suite bathroom has been individually designed with a mixture of Duravit and Geberit suites with honed black granite bathroom surfaces and are complemented by Hansgrohe walk in 'waterfall' showers, natural stone baths and feature taps. Bespoke vanity units, steam free mirrors and heated towel rails reinforce the luxurious feeling these bathrooms offer, with a mixture of natural stone and porcelain tiles on the floor and full height to walls. Electric underfloor heating, motion sensor night lighting and multi-coloured under cabinet lights provide an additional element of opulence.

The property is approached via the Surrey Downs Golf Course driveway and up past the Clubhouse and through a swing gate onto the bridle path leading to Ganton House. Accessed via a five bar wooden gate, with the ability for an entry phone system having been wired accordingly, a gravelled driveway large enough for plenty of parked cars is beautifully enhanced by raised flower beds. The gardens have been professionally landscaped with extensive sweeping newly seeded lawns, Cotswold paved terraces, recent planting, mature trees and hedgerows whilst the whole plot is bounded by a timber post and rail fence. Ample external lighting is provided, from the welcoming porch light at the front entrance to the illumination around the terrace, while there are also external electric sockets and an outside tap.

The property enjoys this unique and tranquil position located adjacent to Surrey Downs Golf Club and unobstructed and far reaching views of over the Golf Course with the 10th tee directly outside the Eastern elevation. The village of Kingswood provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools

including Chinthurst, Aberdour, and Kingswood Primary, whilst further schooling including Dunottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate.

For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.

Price: On application



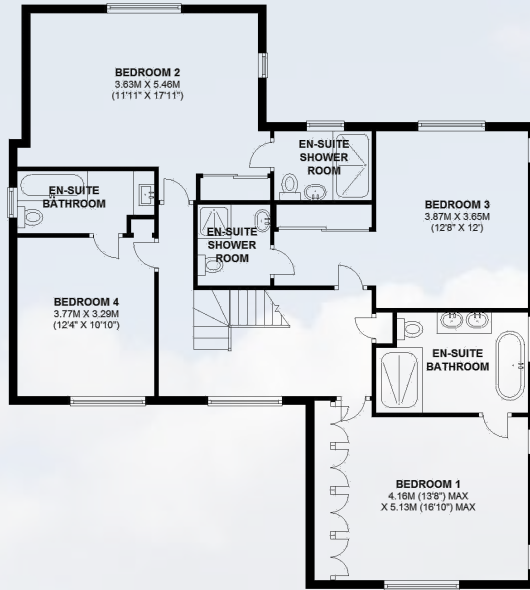




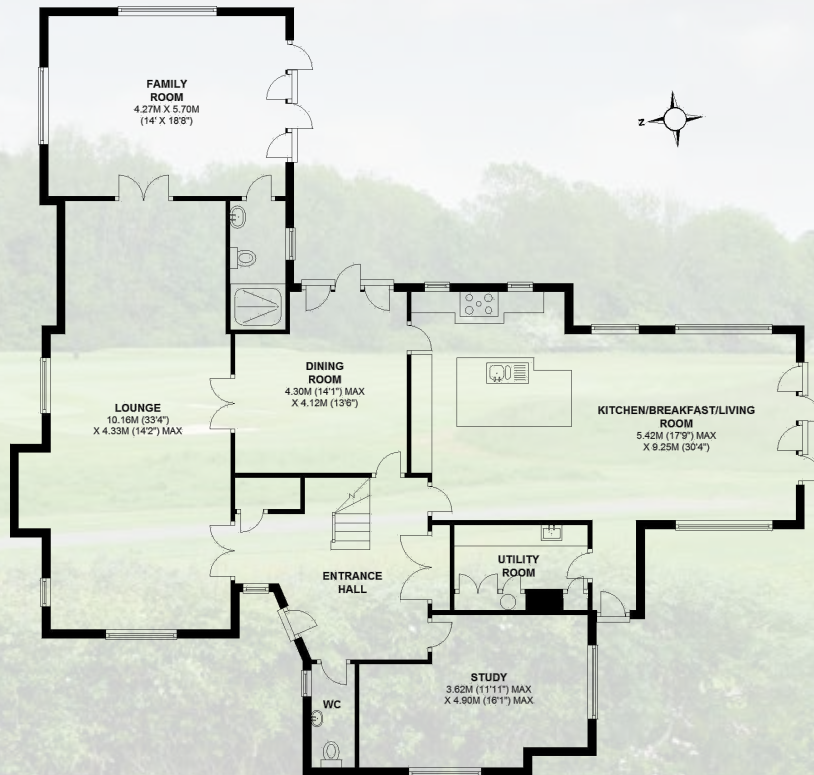


Approx. Gross Internal Area
3,203.6 sq ft (297.6 sq m)

FIRST FLOOR
APPROX. 114.5 SQ. METRES (1232.9 SQ. FEET)



GROUND FLOOR
APPROX. 183.1 SQ. METRES (1970.7 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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