

# CHOICES

# SELECT



**Woodland Way KINGSWOOD Tadworth KT20 6AD**

**£2,850,000**

LUXURY FAMILY HOME - Choices are delighted to present to the market this STUNNING five double bedroom DETACHED HOUSE located within the exclusive Kingswood Warren Park occupying a plot of 0.7 acres. The impeccable accommodation has been finished to a high standard and comprises on the ground floor; Grand entrance hall with exquisite staircase, spacious living room, separate dining room, family room, study, large 32ft L-shaped fitted kitchen/breakfast room with centre island, utility room, cloakroom and shower room. After climbing the staircase you arrive on the galleried landing which offers an extravagant master bedroom open to a roomy dressing room with an en-suite six piece bathroom and access to a private terrace, two double bedrooms with en-suite shower rooms, two further double bedrooms and a family bathroom complete with shower cubicle. The property is set on a plot of approximately 0.7 acres boasting a generous gated driveway to the front with parking for multiple vehicles, double garage, boot room and an extensive rear garden. This magnificent property is situated within a sought after gated development in the Warren Estate which is within easy reach of Kingswood Village offering a vast selection of local shops and amenities. Also within close proximity you have Kingswood train station just 0.5 miles away providing excellent links to London, well regarded golf courses and a number of state and independent schools. Come and take a closer look at what this beautiful home has to offer, once you arrive you will never want to leave. Call Choices today to arrange an appointment. EPC Rating C.

**\*Stunning luxury detached house**

**\*Three reception rooms & study**

**\*Master bedroom with dressing room, en-suite and terrace**

**\*Four additional double bedrooms, two with en-suites**

**\*Impressive kitchen/breakfast room**

**\*Generous gated driveway and double garage**

**\*Set on a plot of approximately 0.7 acres**

**\*Desirable gated development**

**\*Buyers Commission May Be Required**

**\*Draft details awaiting vendor approval**

## Woodland Way KINGSWOOD Tadworth KT20 6AD

### Draft Details Awaiting Vendor Approval

#### Entrance Hall

Stairs rising to the first floor. Doors to;

#### Cloakroom

**Living Room** 26' 7" x 16' 1" (8.10m x 4.90m)

**Family Room** 17' 10" x 14' 2" (5.43m x 4.31m)

**Dining Room** 21' 4" x 13' 1" (6.50m x 3.98m)

**Study** 15' 2" x 14' 2" (4.62m x 4.31m)

**Kitchen/Breakfast Room** 32' 4" x 23' 2" (9.85m x 7.06m)

Door to;

**Utility Room** 12' 8" x 9' 11" (3.86m x 3.02m)

Door to;

#### Shower Room

#### First Floor Landing

Doors to;

**Master Bedroom** 16' 10" x 11' 10" (5.13m x 3.60m)

Open to;

**Dressing Room** 17' 3" x 14' 6" (5.25m x 4.42m)

Double doors leading to large terrace. Door to;

#### En-Suite

**Bedroom** 14' 3" x 13' 3" (4.34m x 4.04m)

Door to;

#### En Suite

**Bedroom** 14' 2" x 13' 4" (4.31m x 4.06m)

Door to;

#### En Suite

**Bedroom** 14' 3" x 11' 6" (4.34m x 3.50m)

**Bedroom** 12' 7" x 11' 9" (3.83m x 3.58m)

#### Bathroom

#### Front Garden

Driveway with parking for multiple cars.

**Boot Room** 8' 9" x 8' 6" (2.66m x 2.59m)

#### Rear Garden

**Double Garage** 21' 5" x 20' 6" (6.52m x 6.24m)

Up and over doors

#### Buyers Commission May Be Required\*

\*Full details available upon request.

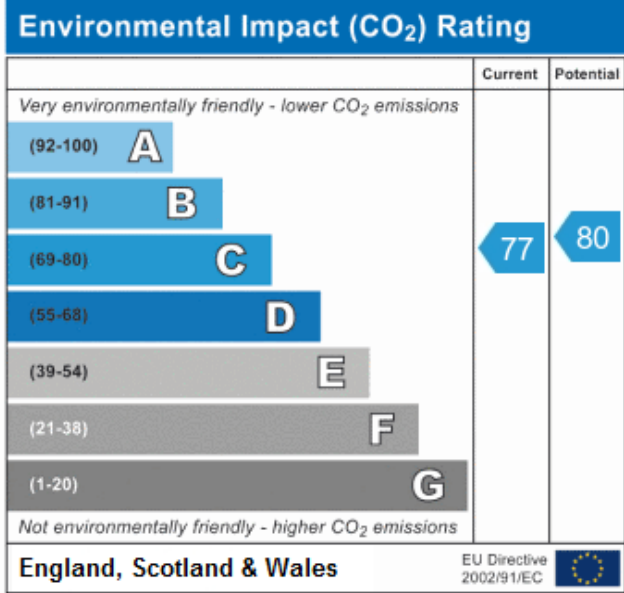
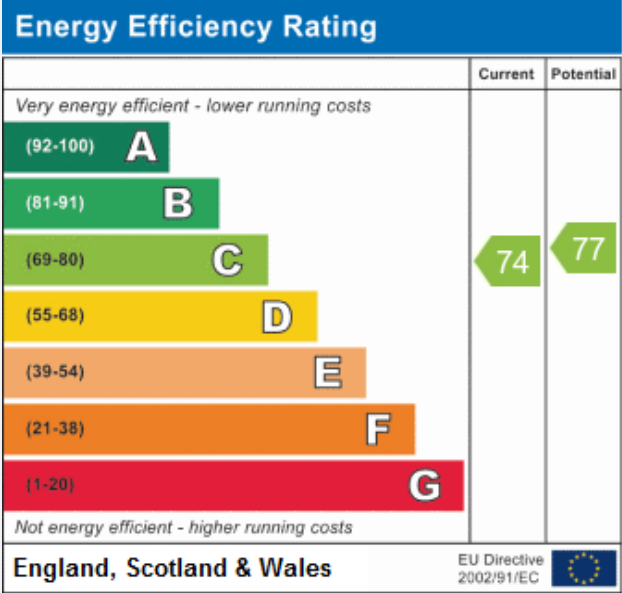
#### Tenure

Freehold.

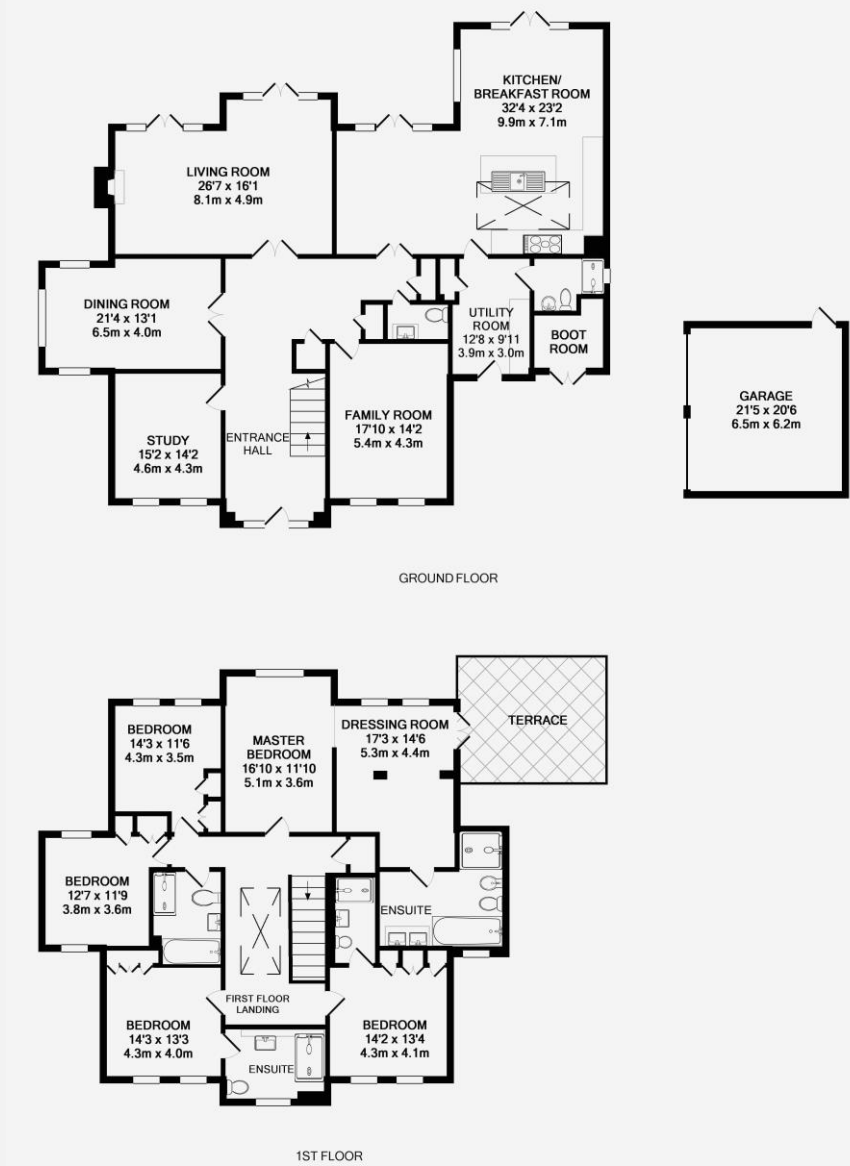


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Reference:  
RE55015109



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS** - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.