



FINE & COUNTRY
Kingswood

Field House
Babylon Lane, Lower Kingswood, KT20 6XE

Property at a glance

- | | |
|--------------------------------|-------------------------|
| II Equestrian facilities | II Circa 9 acres |
| II Approximately 6535 sq ft | II Six bedrooms |
| II Large entrance hall | II Drawing room |
| II Conservatory | II Family room |
| II Kitchen/breakfast room | II Dining room |
| II Ground floor cloakroom | II Snug |
| II Cinema/games room | II Utility room |
| II Bedroom six/au pair suite | II Sauna |
| II Four bath/shower rooms | II Hot tub |
| II Dressing room to the master | II Gymnasium |
| II Stabling for 7 horses | II Two double garages |
| II Swimming pool with bar area | II Large gated driveway |
| II All weather tennis court | |

Property Features

- II Entrance hall with solid oak door, beautiful tiled floor and cloaks cupboard
- II Double aspect drawing room with feature fireplace and double doors leading to the snug
- II Formal dining room with bi-folding doors to the conservatory/bar area
- II Double aspect family room with staircase leading down to the cinema/games room
- II Basement cinema/games room projector, drop down screen and wood flooring
- II Kitchen/breakfast room open-plan to the conservatory with extensive range of fitted units and appliances, granite worktops incorporating the breakfast bar and tiled floor
- II Conservatory with fabulous garden view, patio doors to the terrace, bar area and tiled floor
- II Large utility room with fitted cupboards, range of appliances and access to the rear garden
- II Spacious landing with study area and storage cupboards
- II Master bedroom with range of fitted wardrobes, dressing table and drawer units
- II Dressing room with extensive range of fitted wardrobes and dressing table
- II Large en-suite with jacuzzi bath, double shower and his and hers basins
- II Bedroom two with fitted wardrobes and en-suite bath/shower room
- II Fitted wardrobes to bedroom four and five
- II Splendid views from all bedrooms
- II Modern family bath/shower room
- II Staircase to bedroom six/au-pair suite with fitted wardrobes and en-suite bathroom

Field House

This lovely country home is set in 9 acres of land and has so much to offer; whether it's the equestrian facilities, including 7 loose boxes, ample, secluded off street parking for horse boxes and cars, with hacking on the door step, the all weather tennis court the gym, or even the swimming pool complex with changing rooms, hot tub, sauna, shower, bar and kitchen that appeals to you, it doesn't matter it has it all. Then on colder days one can enjoy the house with it's abundance of space including a basement games/cinema room, five further reception rooms, five bedrooms, three bathrooms and a separate bedroom and bathroom on the top floor perfect for an au pair or perhaps a teenager. On top of all this there is two double garages, ideal for the car enthusiast. For the family who like to be together and enjoy their home, Field House could not be more perfect.

Lower Kingswood is bordered by Kingswood, Reigate and Chipstead. The village of Kingswood which provides a good parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians, The Kingswood Arms public house, Italian and Indian restaurants. Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Kingswood Primary, whilst further schooling including Micklefield and Reigate Grammar are found in the nearby town of Reigate. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes.

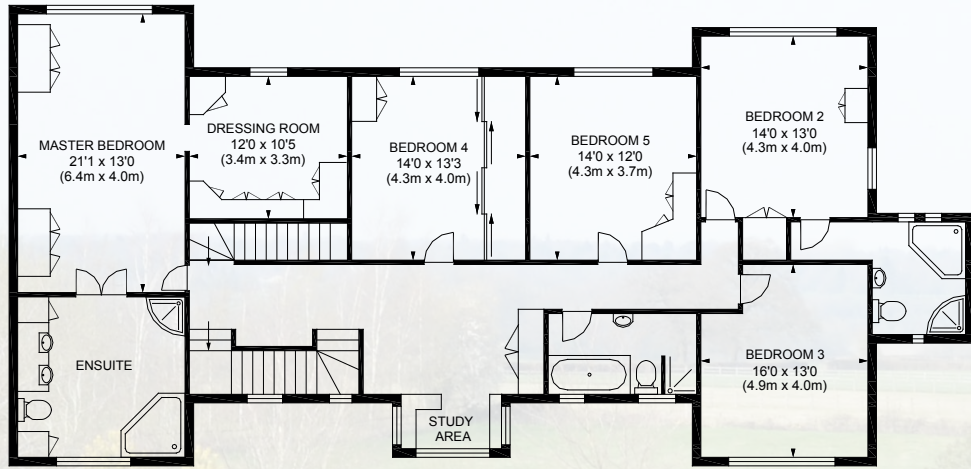
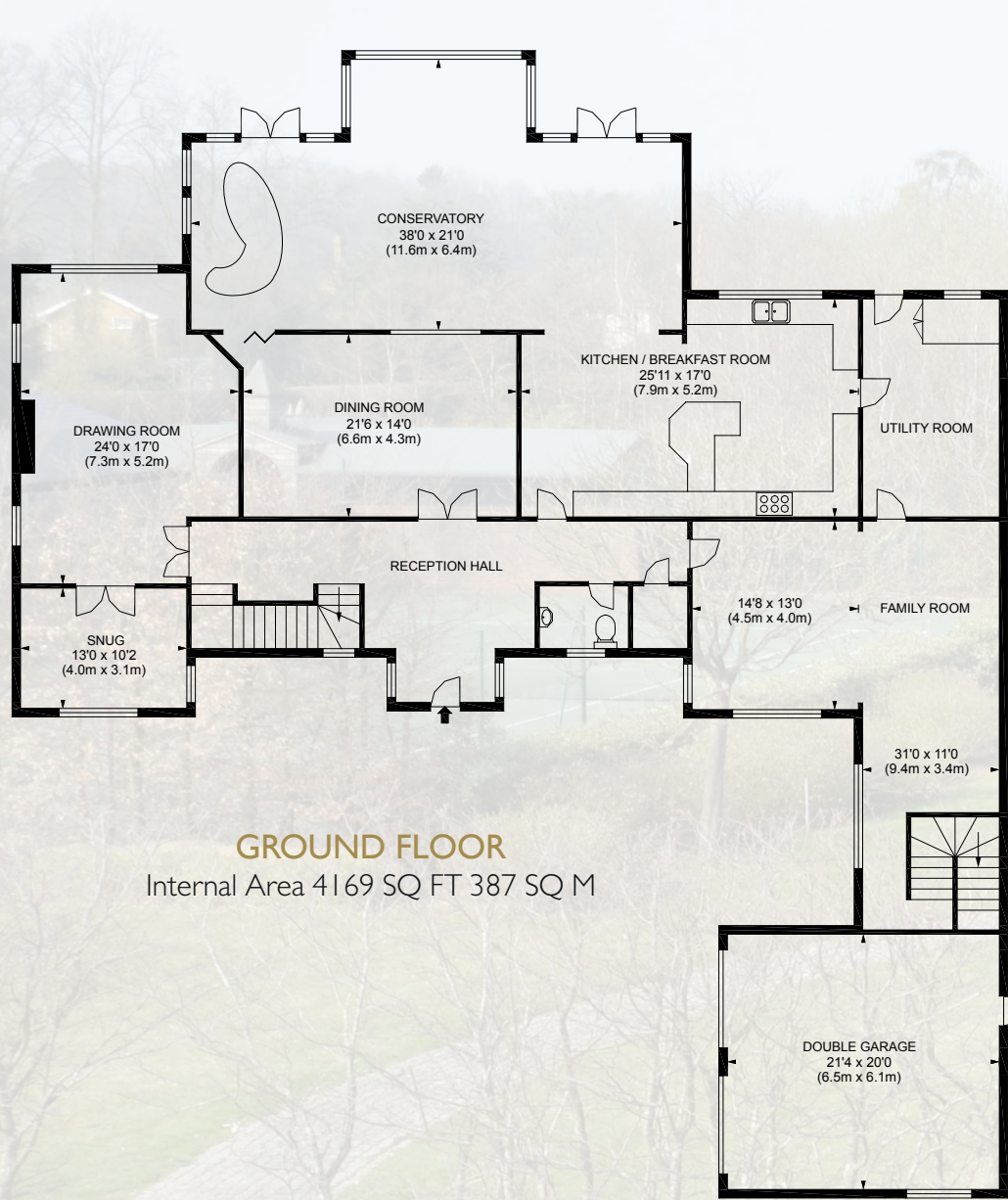
The historical town of Reigate offers a comprehensive range of designer, chain and independently owned shops and boutiques, including a central supermarket. There are plenty of good quality restaurants, social, educational and recreational amenities including a 9 hole golf course and many open walking and riding areas. With a comprehensive train line into London Victoria, London Bridge, Gatwick airport and locally to Redhill.

Chipstead retains a rural village charm with it's picturesque pond, local pub and many period cottages and houses. A golf course as well as clubs for cricket, football, rugby, bowls and even a theatre make this a really special community. Commuting is excellent with access to the M23/M25 within only a few minutes drive and rail services to London from Chipstead and Coulsdon South.

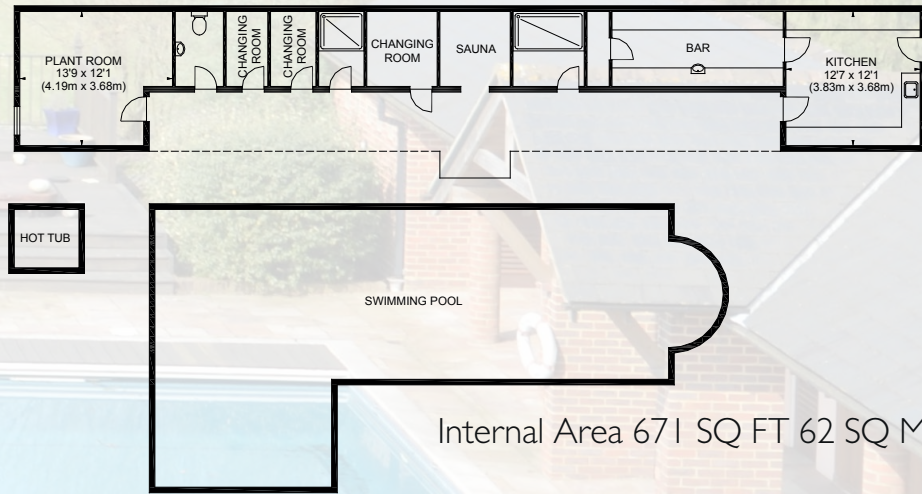
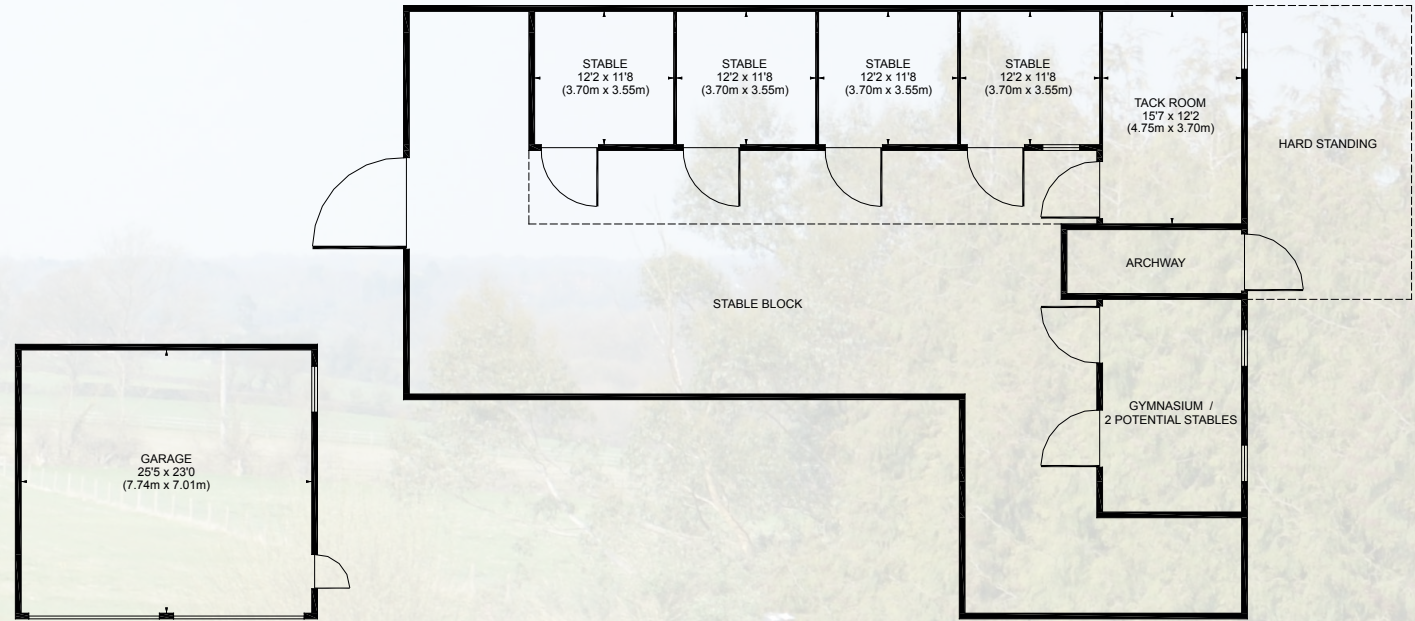


Circa 9 acres of beautiful grounds





BASEMENT



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order: internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on (01737) 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





CIRCA 9 ACRES

STABLES

TENNIS COURT

DOUBLE GARAGE

HOT TUB

POOL

BAR

HOUSE

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