

PARK &
BAILEY

LAND AND NEW HOMES DIVISION

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Hurstwood
Forest Drive | Kingswood | KT20 6LQ

FINE & COUNTRY





Step inside

Hurstwood

Stylish brand new 6,000 sq. ft. residence offering exceptional space, situated on a plot of 0.5 of a acre.

Atelier Developments have many years' experience building houses of the highest quality in and around the Surrey area. They are renowned for their excellent workmanship and attention to detail. They take pride in their projects and the high quality of their service.

INTERIOR FINISHES

Porcelain floor to entrance hall, cloakroom, kitchen and family area and utility. Bespoke joinery throughout. Carpets to living room, all bedrooms, stairs and landings.

ELECTRICAL AND HOME AUTOMATION

The property features a comprehensive electrical system including a mix of white rimmed low voltage and low energy down light fittings. Sensor controlled external lighting, chrome finished light switches throughout and chrome finished sockets throughout. A fire alarm system is fitted in accordance with the current regulations. Heat detector fitted to the kitchen. There is a comprehensive range of TV and telephone points. TV points incorporate CAT wiring for high definition distribution wired to a central point for connection and subscription to Sky+HD. Data network is wired with wireless access points for Wi Fi coverage.

SECURITY

An approved hardwired security system is provided. External lighting is provided to the property.

CENTRAL HEATING

A highly efficient gas fired central heating system is fitted in conjunction with two pressurised hot water

cylinders. The water system is pressurised and boosted to ensure powerful shower output. Wet under floor heating is provided to the lower ground, first and second floors.

STAIRCASE

Two Black American Walnut staircases complete with carpet stair runners.

WINDOWS AND DOORS

Double glazed timber sash windows painted white throughout. Bi fold doors are fitted to the kitchen/dining area. Patio doors fitted to family room area and sitting room.

FIREPLACE

A stone fireplace is fitted to the sitting room with a Class I flue.

KITCHENS

A bespoke range manufactured by Stoneham's kitchen fitted with Silestone work surfaces and inset Franke double sink. Appliances include Siemens fridge, Liebherr freezer, two Siemens ovens, one Siemens steamer, Siemens dishwasher, Seaman's glass induction hob, Caple wine fridge, Siemens extractor fan.

BATHROOMS AND CLOAKROOMS

The master en suite incorporates a wet room shower with porcelain walls and floor. The bathrooms and cloakroom are equipped with white Catalano wall hung sanitary ware and chrome contemporary furnishings. Taps and showers are Hans Grohe. Chrome towel rails are provided in the bathrooms together with vanity units and mirror illuminated niches with glass shelves. Areas of porcelain wall and floor tiles are incorporated.







Hurstwood

INSULATION

Insulation is provided to meet the latest NHBC Thermal Regulations.

NHBC

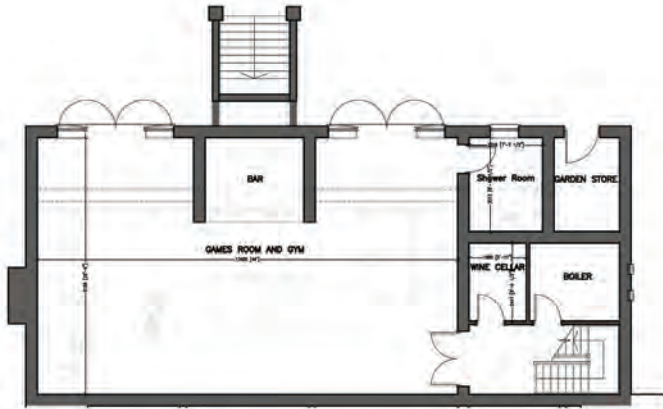
The National House Building Council has independently surveyed the property during the course of construction and a ten year Warranty is provided.

LOCATION

This luxury residence is situated close to the village of Kingswood which 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. The villages of Banstead and Tadworth also provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. 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.

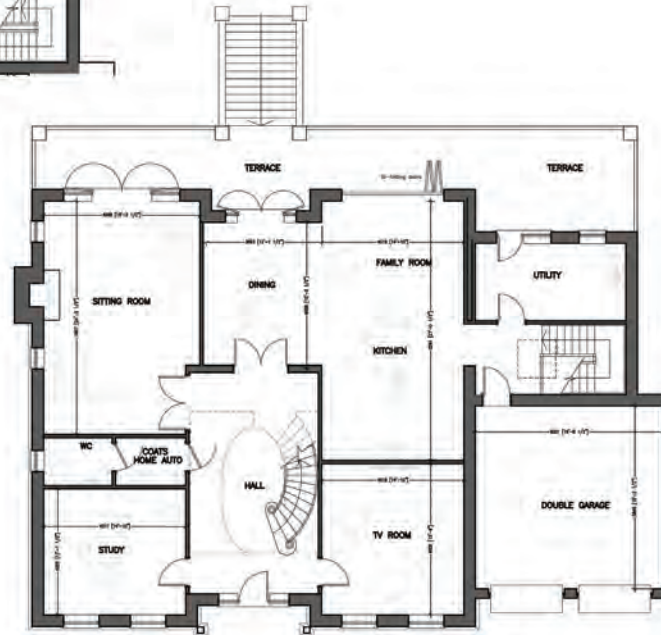
In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The A217 has direct links to the M25, accessed via Junction 8 (Reigate) 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.



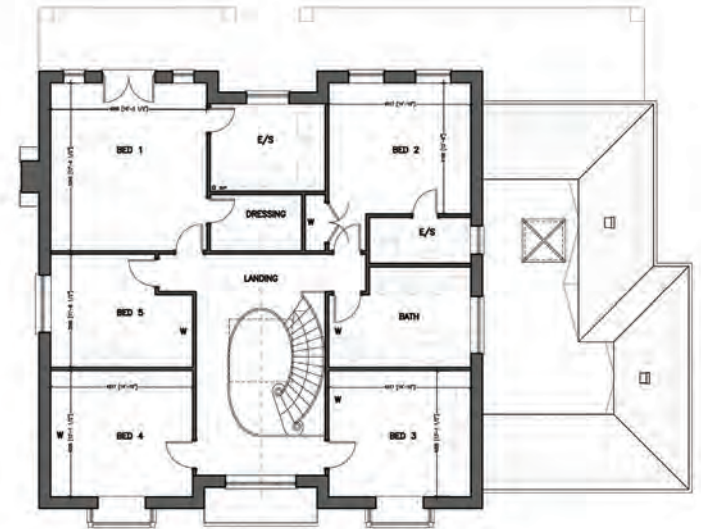
LOWER GROUND FLOOR

Lower Ground Floor Gross Internal 151.0 sqm / 1623 sq.ft.



GROUND FLOOR PLAN

Dimension taken to face of main wall (SEE BRICK PLUMB)
 Ground Floor Gross Internal 235.0 sqm / 2535 sq.ft.
 Total gross internal (basement, ground & first floor) 527 sqm/5685 sq.ft.



FIRST FLOOR PLAN

First Floor Gross Internal 171.0 sqm / 1840 sq.ft.

EPC Rating: B

Agents Notes: All measurements are approximate and quoted in imperial with metric 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 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. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales, Company Reg: Park & Bailey (Woldingham) Ltd 7585314. Printed 28.09.2016

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