

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Josil, Waterhouse Lane  
Tadworth  
KT20 6DT

We are delighted to present this beautifully finished 5 bedroom home on behalf of Macar Bespoke. The property offers spacious and contemporary living, ideal for modern family life. Featuring five generously sized bedrooms, premium fixtures and fittings throughout, and a meticulous attention to detail, this home combines luxury with practicality. Situated in a desirable location and newly completed, it is ready for occupancy July 1st. The interior has been thoughtfully designed to a high specification, providing both comfort and style in equal measure.

## £6,500 Per Month



5



2



3



3

- Luxury 5 bedroom property
- Excellent distance to transport links and local villages
- High specification finish
- Bedrooms 1 and 2 have ensuites
- Brand new, detached, family home
- Available 1st of July
- 2 reception rooms
- Double garage







# PROPERTY DESCRIPTION

This pair of substantial 4 and 5 bedroom homes are 2406 sq ft and 2776 sq ft respectively priced at £1,450,000 and £1,500,000 and offering spacious living accommodation over three floors, as shown in the floor plans, and exceptional scenery overlooking fields with a view of horses. The specification of a Macar Bespoke build is of the highest order, both in design and execution, featuring, amongst other things, the following specification;

Ground floor 9' ceilings, First and Second floors 8'6"

Coving to the Ground floors

Lighting through to roof lights in rear Kitchen / Living room

Taller 8' (2340mm) high oak doors to Ground floor, 1981mm in Plot A

Crittall steel doors and screen to Lounge room and Lounge and Kitchen, (not in Plot A)

Oak handrail, black metal spindles, carpeted stairs

Amtico herringbone LVT flooring to Entrance and Kitchen Living area

Abingdon carpet to front Lounge, stair and bedrooms

Porcelain floor and wall tiles

Villeroy & Boch sanitary ware

Bespoke high quality kitchen

Landscaped gardens

The village of Kingswood provides a reliable commuter line to London, as well as a comprehensive parade of local shops and restaurants, including a convenience store/post office, 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 Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate.











# PROPERTY DESCRIPTION

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

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.

## Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Council Tax Band: G

EPC Rating: TBC

Tenure: Freehold

Flood Risk: Very Low Risk

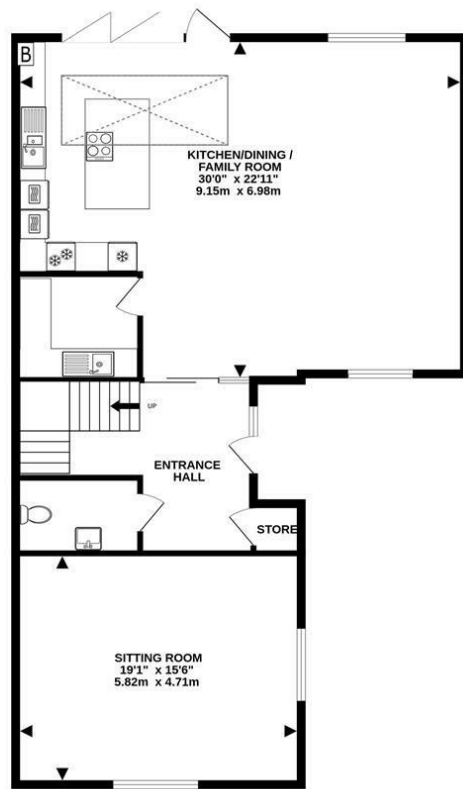
Broadband: Ultrafast

Mobile Phone Availability: Likely: EE, Three, Vodafone Limited: O2

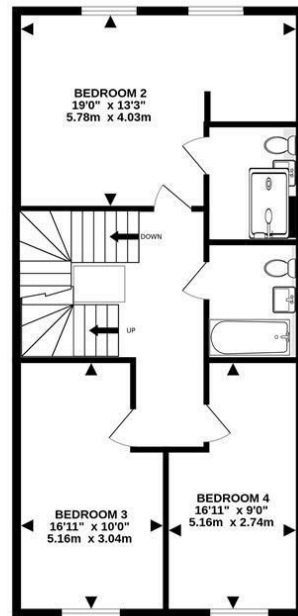
Other Information: Ask The Agent



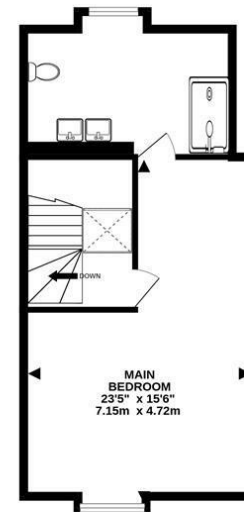
A large, stylized white signature or logo on a dark background. The signature is fluid and cursive, starting with a large 'C' and ending with a long, sweeping line.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 2406 sq.ft. (223.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	96	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:  
EPC RATING: A  
COUNCIL: Reiagte and  
Banstead  
TAX BAND: G

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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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48 Walton Street, Walton on the Hill,  
KT20 7RT