

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Ashbee  
Herons Lea  
Kingswood  
KT20 6NL

In recent years, Sandy Lane has well established itself as one of the most desirable roads in Kingswood, and it's easy to see why. This magnificent fully furnished home is situated behind no less than two sets of private gates, and is one of just three houses on this exclusive private development. Available Middle of October 2025.

£10,750 Per  
Month PCM



6



4



4



5

- Impressive contemporary family home
- 4 bathrooms
- South facing garden that wraps around the property
- Standing behind no less than 2 sets of private gates
- Viewing by appointment only
- 6 double bedrooms
- Tastefully part or fully furnished
- Located on one of Kingswoods most desirable private roads
- One of just three executive family homes within this exclusive development

EPC: B









# PROPERTY DESCRIPTION

The house is set over three floors, accumulating to an impressive 6771 SqFt, every one of which is beautifully presented, and finished to the highest of standards. The round floor comprises an impressive entrance hall, with a gallery above you reaching all the way to the 2nd floor; a generous living room with gas fireplace centrepiece, study, dining room, open plan kitchen fully equipped with all mod cons, breakfast room, utility, garage and cloakroom.

Upstairs, the principle bedroom takes the entire right hand wing of the first floor, offering a huge main space with balcony, as well as exceptionally large dressing room and beautiful en-suite. The first floor houses two further double bedrooms, both with en-suites. The top floor has two further large bedrooms, a bathroom to provide them both, and a vast games room as well as a gym space.

Outside, the brick laid driveway to the front of the property has ample space for off road parking, all situated behind private gates. The gardens are all professionally landscaped, wrapping around the house, providing plenty of space for entertaining on the patios that hug the property, with a large stretch of lawn on the southerly aspect.

The property is served by mains electric, gas, water and sewage.

This Property is available to rent Furnished or Part Furnished Middle of October 2025  
Council tax band: H (Reigate and Banstead)















# PROPERTY DESCRIPTION

Holding Deposit £2480

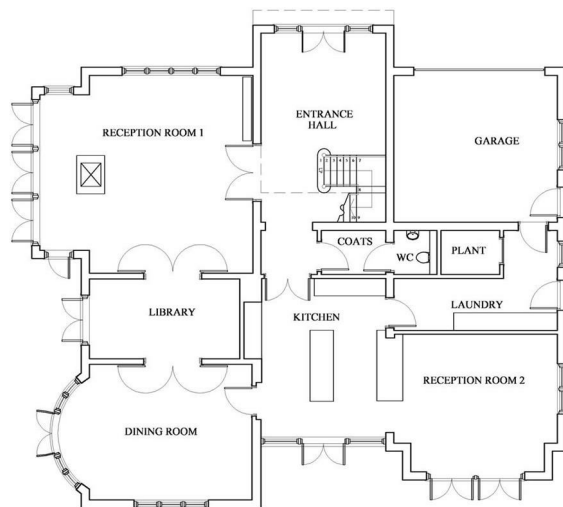
Sandy Lane is located in the heart of Kingswood, with Kingswood Golf Club just a short walk away from this property. The village provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salons, travel agent, cafe, restaurants and of course the Kingswood Arms, all of which are within walking distance from the property. There are two local golf courses to choose from, as well as a selection of private and state schools within easy reach. The villages of Banstead and Tadworth also provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

Should you wish to view the property please do give our Lettings team a call on 01737 817 718.

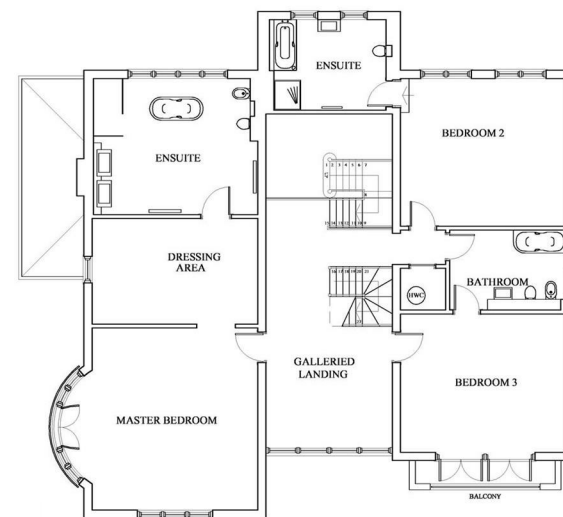
2



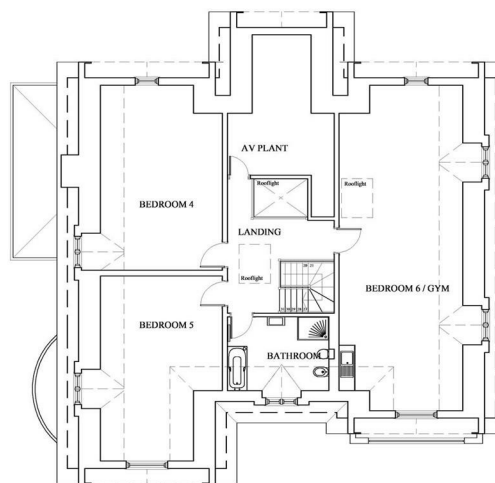




**E** GROUND FLOOR PLAN



**F** FIRST FLOOR PLAN



**G** SECOND FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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>		
Mid energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

83

85

# Ashbee, Herons Lea

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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.





01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   @kennedysipa   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

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