

# Kennedys'

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Surrey Lodge  
Alcocks Lane  
Kingswood  
KT20 6BA

Often times when an individual endeavours into a self-build, they end up falling short of the standards set by the leading developers; however when the owners of Surrey Lodge took on the challenge in 2014, they executed the task with such precision, meticulous attention to detail, and care, you cant help but be impressed.

O.I.E.O  
£2,500,000



- Impressive 6 Bedroom family home
- Open plan kitchen / dining / living room featuring bi-folding doors out to the rear garden
- 6 Bathrooms
- Located behind private gates
- Stunning landscaped rear garden, perfect for socializing.
- Built in 2014 by the current owners to an incredibly high standard throughout
- Seperate dining, living and home office rooms
- Attached double garage
- Brick laid driveway with ample off-road parking for 8+ vehicles
- Available to view by appointment only

EPC: B





# PROPERTY DESCRIPTION

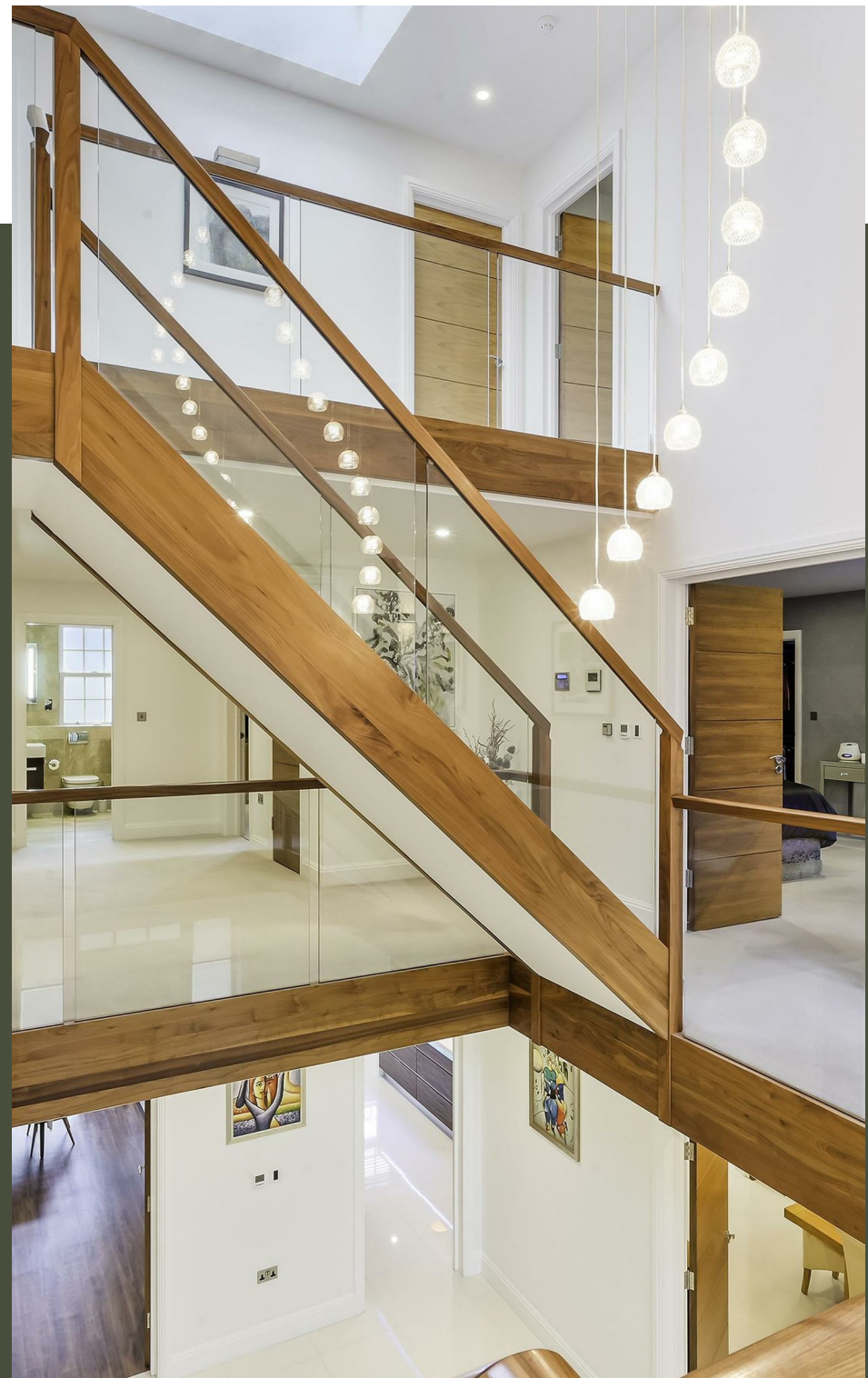
Both myself and two of my colleagues had the exact same reaction when stepping through the front door, just the one word, "wow". It's clear to see why, as you enter the space a multi-levelled gallery reveals itself above you, comprising a stunning bespoke hard-wood & glass staircase built by Smet of Belgium, simultaneously framing and rising through the space that reaches the entire height of the house, all centred around a gorgeous spiral pendant light. The natural light is only enhanced by the stunning polished effect tiles that run almost all the way through the ground floor.

To your right, double doors lead through to the dining room, a generous space that's simply begging to host family and friends for a special occasion! Another set of double doors lead through to the kitchen area, which was designed by the current owners in collaboration with Stoneham and has functionality at the core of it's design. Three neff ovens & a microwave, induction hob, wine fridge, Quooker tap, draw-style Fisher & Paykel dishwashers x2 and full height fridge & freezer are all integrated appliances built into the stylish gloss units, alongside the white Corian worktops. This space spills through to a gorgeous family area, with two large sets of bi-folding doors and a lantern skylight allowing floods of natural light into the room. There is ample room for both a secondary dining table and a casual living area in the family room, which also leads through to a well equipped utility, downstairs cloakroom, and access to the Garage.

The living room is a good size, with a log burner at one end (There is also a gas line should anyone wish to replace it with a gas fire-place), and a temporary kitchen at the other (As it stands the owners will be removing the kitchen and making right, unless otherwise specified by a potential buyer). The space also benefits from access to a conservatory to the rear. The front reception room is currently in use as a bedroom, though was designed to be the properties study. The ground floor also boasts a shower room accessed off the entrance hall.

Upstairs, the landing has a sense of grandeur comparable to that of a hotel; a large space dominated by the staircase. The principle suite is suitably impressive, with two large front facing windows, generous floor space, large dressing room and state of the art en-suite where glass and polished stone work together in harmony to create something really quite special. The secondary bedroom is rear facing, with views over the garden, its own smaller dressing room, and a Jack & Jill access to the family bathroom, where the polished stone makes yet another appearance. On the other side of the landing, two further doubles flank each other to the front and rear of the property, both generous sizes, and both with en-suites. The top floor offers an exceptionally large room, presenting endless opportunities to new owners, some of which include a home cinema, gym, playroom, or simply splitting into two bedrooms. Also on the top floor is a further bedroom, and an additional shower room.

The property has concrete floors with underfloor heating on all three levels. Cat6 wiring runs throughout, and selected rooms benefit from built in speakers with SONOS compatibility and Lutron lighting. Outside, the brick laid driveway offers ample off road parking for 8+ vehicles, all secure behind private gates. All of that is of









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course in addition to the double garage with space for two further vehicles. The rear garden has been brilliantly thought out. A level terrace of patio stretches the full width of the house, offering perfect entertainment space, especially outside the bi-folding doors, where in the summer lines between inside and out get blurred. The garden is then terraced on a gradual slope, and benefits from a nice balance of lawns and flower beds. A large garden shed also provides additional storage.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, bakery, beauty salon, café, restaurant and pub. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth 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.

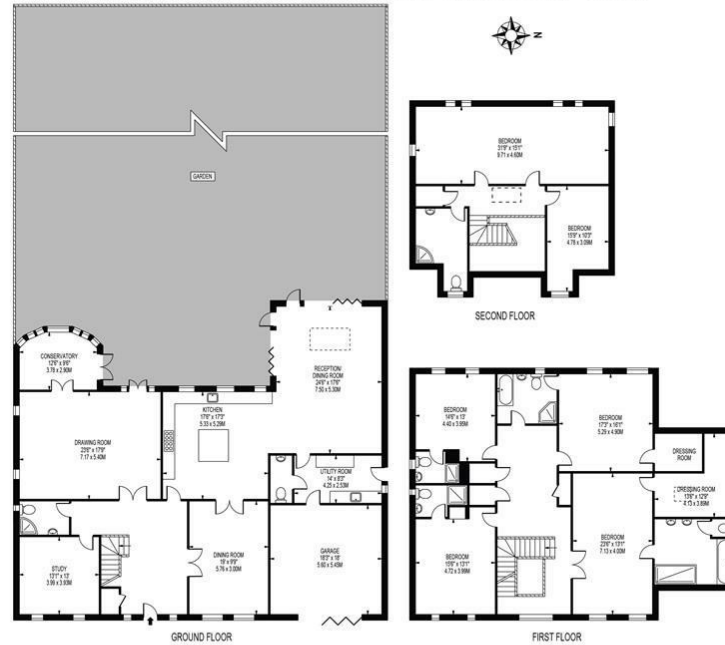
If you have any further questions about this breathtaking home, or would like to book a viewing to see it for yourself, please don't hesitate to call our team on 01737 817 718.

Council Tax Band G



## SURREY LODGE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 5347 SQ FT - 496.71 SQ M  
(INCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 329 SQ FT - 30.52 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
172 plus) <b>A</b>	
(81-91) <b>B</b>	82
(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	
85	
England & Wales	EU Directive 2002/91/EC

# Surrey Lodge, Alcocks Lane

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

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