

# Kennedys'

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3, Gledhow Wood  
Kingswood  
KT20 6JQ

Historically, the most cost effective way of procuring your dream home was to purchase a project, and do the work yourself; however in 2024 with labour and material costs at an all-time high, that's often no longer the case. So what do you do? Well, you find a house that's had the hard bit done for you! This stunning 1970s family home has recently been subject to a head to toe renovation, and now benefits from a spec not far from a new build home.

£2,000,000



- Gorgeous detached family home
- 6 Bedrooms
- Heated outdoor pool
- Home office with space for 3+ workstations, and separate external access
- Located on a cul de sac off one of Kingswoods most prestigious roads, The Chase
- Recently subject to a full head to toe renovation
- 3 Bathrooms
- Vast open plan kitchen/ diner
- Gravel drive with parking for 8+ cars
- \*Viewings by appointment only\*









# PROPERTY DESCRIPTION

With 6 bedrooms, 3 bathrooms, a vast open plan kitchen / family / dining room, a beautifully landscaped south west facing garden, a swimming pool and a self contained office space big enough for 3-4 people, this house could be just what you've been looking for. The hallway is at the centre of the ground-floor, accommodating access to almost every other room, the largest of which is without a shadow of a doubt the Kitchen / diner. The room has three separate sets of bi-folding doors along the rear aspect, allowing floods of light in; the room is split into three main sections, casual living, casual dining, and of course the kitchen. The kitchen is a combination of full height and ground units, all with a matte slate finish, with rose gold detailing, and marbled granite worktops, all centred around a large island. The appliances are all Bosch, and integrated, they include two ovens, a combi microwave, a wine fridge, a dishwasher, full height fridge, full height freezer, and of course the induction stove located on the island, with a floating extractor fan above. The details are what makes this house so special, such as the porcelain tiles, the suspended gas-fireplace, and the aluminium windows. The utility room has a matching spec to the kitchen, as well as side access. The living room has an altogether warmer atmosphere, with plush carpet and log burning stove as the centre piece. Of course bi-folding doors lead out to the patio space in the garden. Most houses we encounter now have home offices, but I have to say, this may well be the best equipped we've encountered. Converted from the garage, the office is large enough for 4+ workstations, with it's own toilet, and external access, it's literally custom made to run a business from home. The ground floor also benefits from a small home gym / yoga studio just off the hallway.















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The whole of the upstairs benefits from recently installed windows that reach almost floor to ceiling, providing every room with loads of natural light. This is evident nowhere more than the main bedroom, with two such windows looking over the garden, it also benefits from an en-suite with rainfall shower head, and the bedroom next door that's been converted into a dressing room. Bedroom two has three windows overlooking the front of the property, and has a jack & gill en-suite. The family bathroom is finished in a timeless marble effect tile, and the three remaining double bedrooms complete the upstairs accommodation.

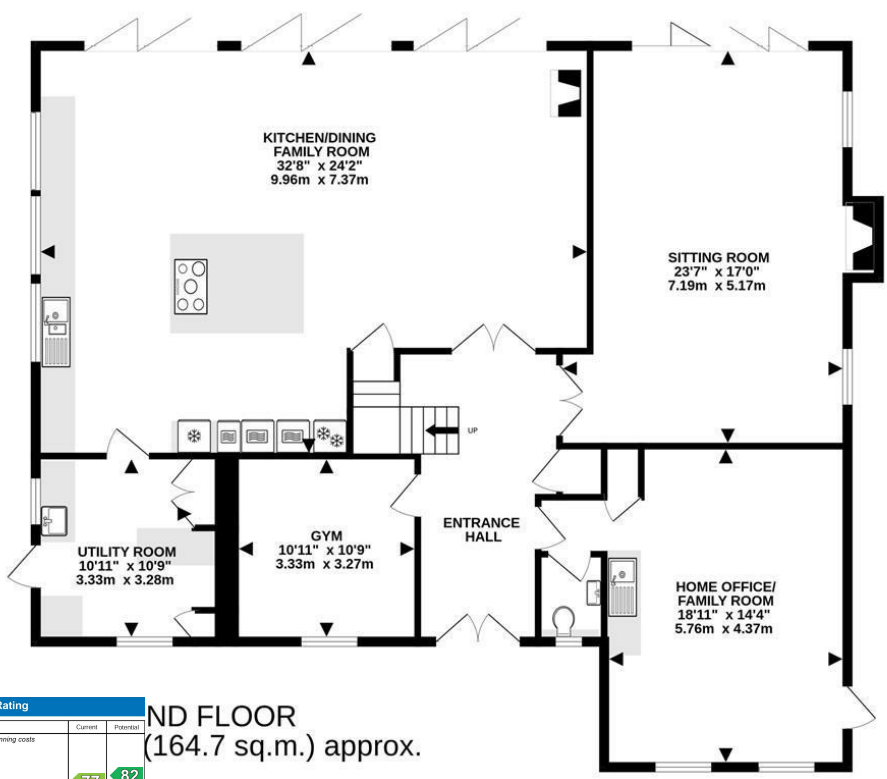
Outside, the rear garden is a continuation of the inside when it comes to attention to detail, the tiled patio extends out from the house, with in-built lighting making it the perfect space for entertaining friends and family in the evening. And when the sun's shining, the heated pool makes your house the go-to spot for the Summer months. The whole garden is professionally landscaped, with raised beds around the borders, and the lawn on a higher level to the pool. At the front of the house, the drive is laid to gravel, with ample room for parking, and a terraced brick wall providing you with privacy.

The village of Kingswood, just a short walk away, provides a number of local traders such as wine merchant, newsagent, pet shop, beauty salon, hairdressers, café 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. Kingswood mainline station provides a regular service into London Victoria and London Bridge in less than an hour.

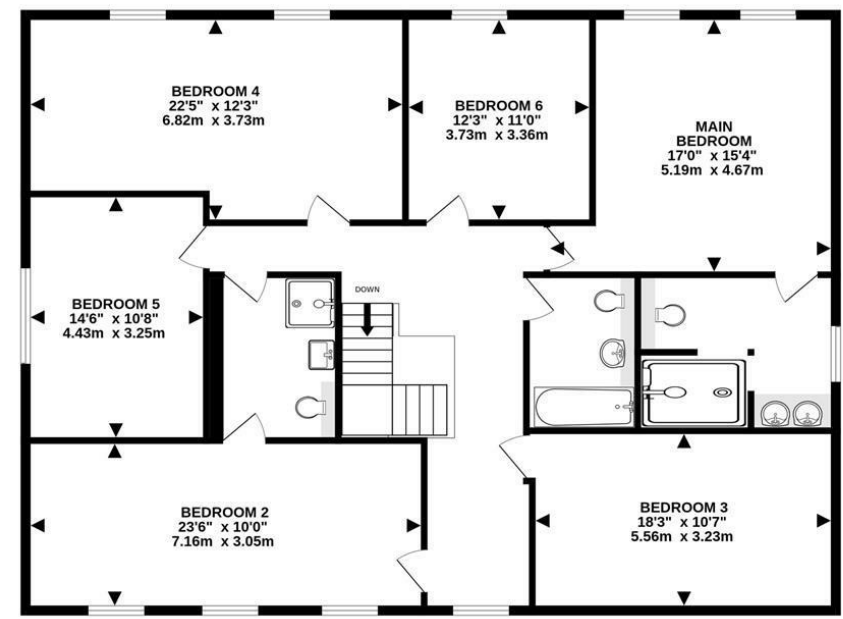
The villages of Walton on the Hill, Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom, Sutton and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

For more information, or to arrange a viewing, please don't hesitate to contact us on 01737 817 718, we would be delighted to help.



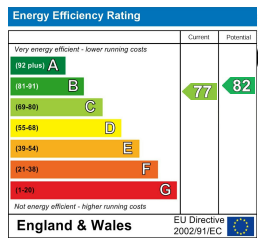


**ND FLOOR**  
(164.7 sq.m.) approx.



**1ST FLOOR**  
1668 sq.ft. (155.0 sq.m.) approx.

**TOTAL FLOOR AREA : 3441 sq.ft. (319.7 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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:** Freehold  
**EPC RATING:** C  
**COUNCIL:** Reigate and Banstead  
**TAX BAND:** G

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