

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Weavers, Woodland Way
Kingswood
KT20 6NW

We are delighted to offer a rare and exciting opportunity to purchase this characterful five bedroom home close to the heart of Kingswood village, that offers over 2500 sq ft of spacious living accommodation.

£1,250,000



- Characterful home
- Spacious accommodation
- Close to village amenities

- Main bedroom ensuite
- Solar panels





PROPERTY DESCRIPTION

In “Weavers”, we have one of the most unique and oldest homes within the exclusive and private Kingswood Warren. Measuring some 2642 sq ft, this ex lodge house to the estate provides excellent accommodation over two floors, and featuring some particularly good “bottom heavy” space which now provides the home with an exceptional kitchen/breakfast room measuring 26`4 by 12`6. In addition, the main accommodation comprises of a storm porch that leads to a good size reception hall, cloakroom, laundry room, study, large sitting room, snug/library, and dining room, whilst to the first floor are the main bedroom with dressing area and en-suite shower room, further guest room with en-suite bathroom and eaves storage, 3 further bedrooms, and family bathroom.

This is a home full of charm and character; little areas all with their own personality, combining to create a rather special “place”. From parquet flooring to feature fireplace, and high ceilings, to a high quality modern oak kitchen with marble worktops and modern bathrooms, there is a lovely combination of charm and modern living. The property benefits from gas fired heating by radiators and double glazing and is well presented throughout.

To the outside the property is approached by a large open plan brick paved driveway and forecourt area providing private and visitors parking and giving access to the detached double garage, whilst to the rear is a pretty wrap round courtyard garden providing a small but perfectly formed and secluded area to entertain family and friends.

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, off licence, Waterhouse Cafe, 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









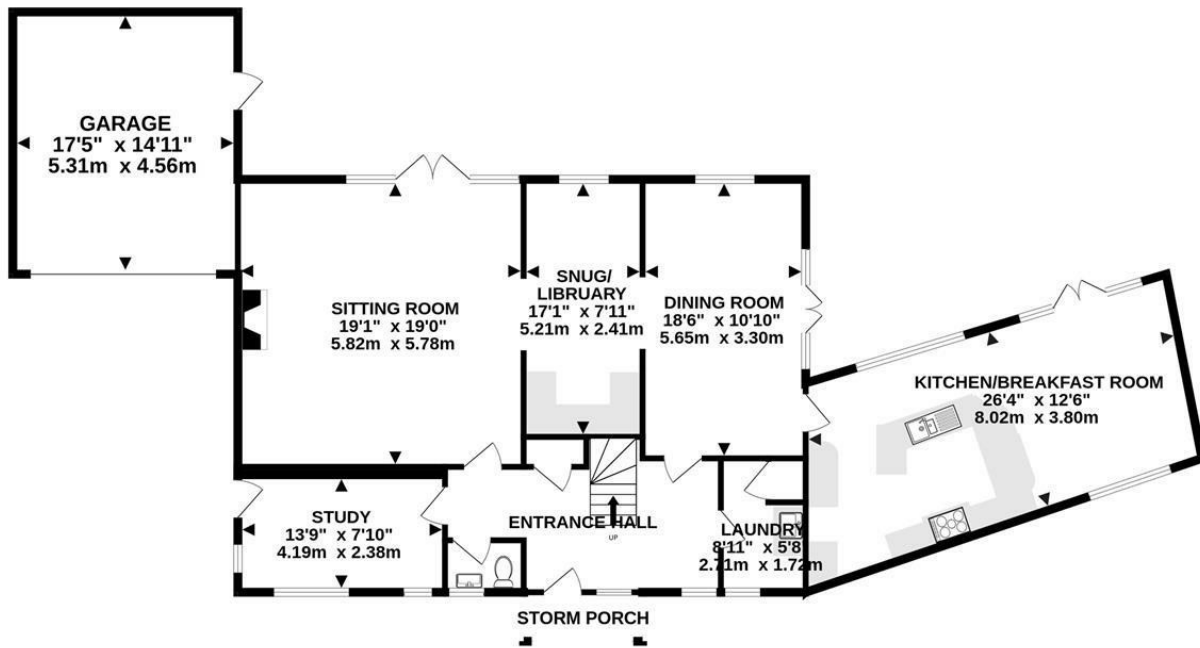
PROPERTY DESCRIPTION

including Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. For the golf enthusiasts there are four world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the RAC golf.

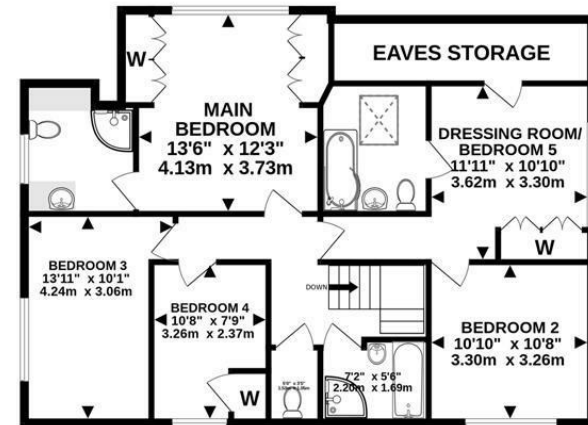
For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.

To arrange a viewing, please contact our Sales team on 01737 817718

A large, stylized white signature or logo, possibly representing the agent or the company, located in the bottom left corner of the page.



GROUND FLOOR
1652 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.

TOTAL FLOOR AREA : 2642 sq.ft. (245.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	65 67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Weavers, Woodland Way

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

TENURE: Freehold

EPC RATING: D

COUNCIL:

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.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

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