

# Kennedys'

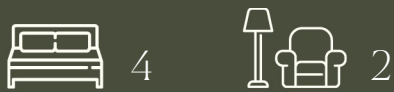
01737 817718

kennedys-ipa.co.uk  
@kennedysipa

2 Chipstead Lane,  
Lower Kingswood,  
Surrey,  
KT20 6RE

As a full package, we rarely see properties offer quite as much as this one, with a large plot, 4 bedrooms, an open plan kitchen, plethora of storage buildings, a cinema studio and two fully equipped office spaces accessible separate from the house, this one needs to be seen to be appreciated.

£899,950



- Handsome detached family home
- 1 Bathroom, 4 W/C's
- Open plan kitchen
- Multiple outbuildings purpose built to run a business from home
- No onward chain
- 4 Bedrooms
- Situated behind private gates
- Plethora of storage buildings to the side of the property
- Cinema studio room
- \*\*Viewings by appointment only\*\*







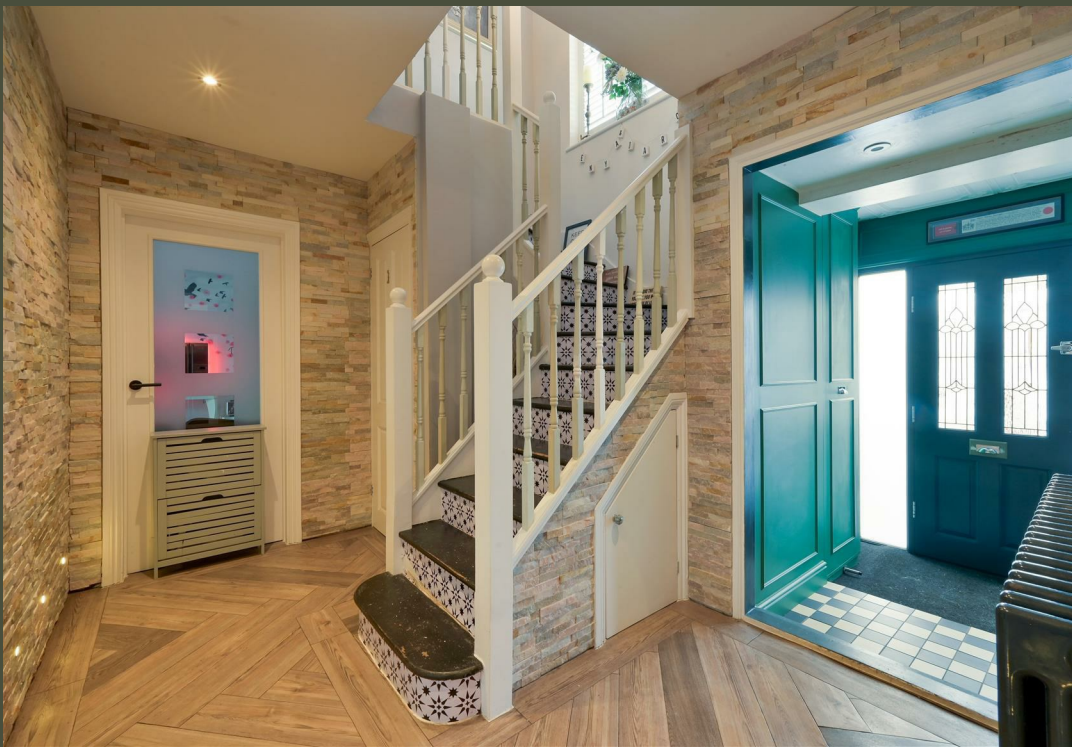
# PROPERTY DESCRIPTION

As you can imagine, we see a lot of property, in all sorts of shapes, sizes and price ranges, all of which, on the whole, follow the prevailing styling trends of the moment. Occasionally we meet clients who are bold enough to step away from the mainstream, and allow their personalities to shine through their home; this is one such house. The accommodation is bursting with colour and vibrance, a playful take on modern living, the kitchen area is open plan, with ocean blue units complimenting baby pink walls and a patterned tile flooring. The kitchen itself is a chefs delight, with a full gas range hob as well as a wok ring and two separate induction hobs; there is also built in appliances and space for an American style fridge freezer. A conservatory stretches almost the full width of the house, providing spaces for dining and TV watching, and connects the kitchen and living spaces. The living room has a further dining space, as well as the formal living area, with herringbone flooring and a generous amount of natural light from windows to the front and rear.

Upstairs the main bedroom is a good size and features plenty of built in storage. Bedroom two and three are big enough for double beds, and the fourth is perfect for a nursery or home office (though you aren't short on options for a study, more on that in a moment!) The bathroom is as vibrant as you would imagine, complete with separate shower and bath, as well as a double sink.















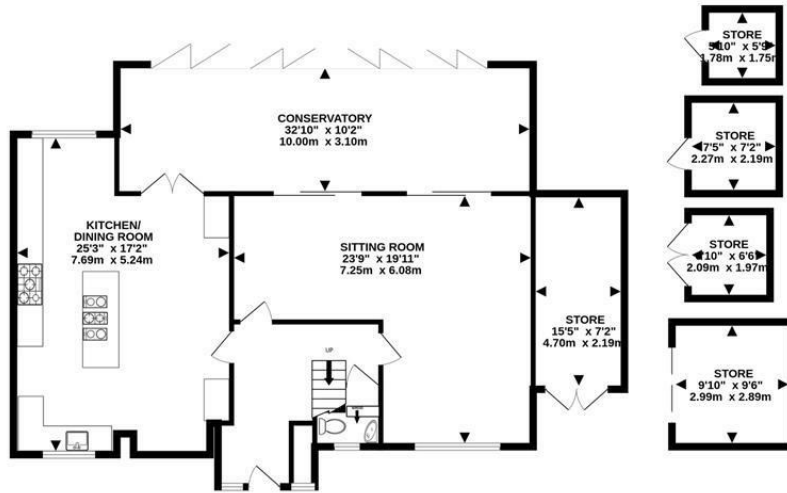
# PROPERTY DESCRIPTION

Outside is where the property really stands in a league of its own, the whole plot stands behind private gates, with a large gravel area to the front for 4+ cars to comfortably park. To the side of the house is an area full of outbuildings currently used as storage for the owners business, along with a covered storage area, and side access to the rear. The rear garden has been custom built for entertaining, with a hot tub area, outdoor bar, and the crown jewel, the cinema room! One of the things that makes this property so unique is the collection of outbuildings right at the end of the garden where the current owners run their firm, they both have power, wi-fi and have a plumbed in toilet cabin too.

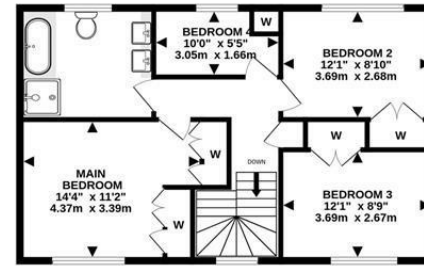
The property is in a popular Lane in Lower Kingswood just a stone's throw from Walton Heath, an area protected for its outstanding natural beauty, which offers an abundance of open countryside and the perfect area for cycling, horse riding and country walks. There are local shops and a school in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations including Tadworth Leisure Centre, and David Lloyd in Epsom and Cheam. The M25 is easily accessed at Junction 8 (Reigate Hill) which in turn gives access to both Gatwick and Heathrow Airports.

For further information, or to book a viewing, please don't hesitate to reach out to us on 01737 817 718.

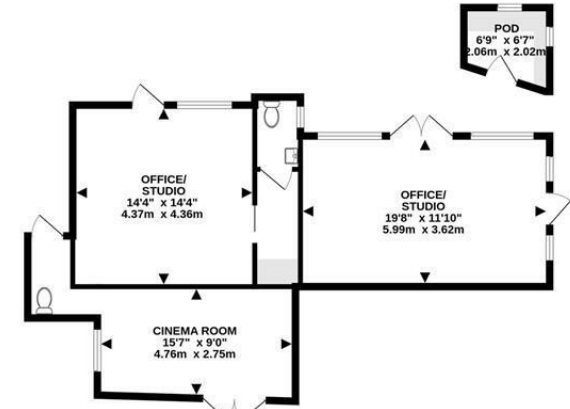
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GROUND FLOOR



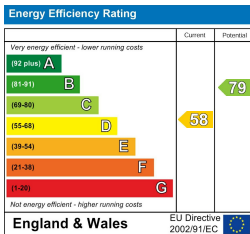
1ST FLOOR



OUTBUILDINGS

MAIN HOUSE 173.7 SQ.M (1870 SQ.FT) OUTBUUILDINGS 95 SQ.M (1030 SQ.FT)

TOTAL FLOOR AREA : 2900 sq.ft. (269.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



# 2, Chipstead Lane

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: F

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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