

# Kennedys'

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Heather Cottage,  
1 Heather Close,  
Kingswood  
KT20 6NY

Whether you are looking for an exciting opportunity to extend and improve an already attractive 1930's detached home on a plot of nearing an acre, or you would like to build your own house of around 9000sqft, then this might just be what you are looking for.

£1,500,000



- Large Corner Plot
- 4 Bedrooms
- 5th Bedroom or Dressing Room
- Planning permission granted for renovation if desired
- No Onward Chain
- Main bedroom ensuite
- Detached garage
- Mature garden









# PROPERTY DESCRIPTION

The number of large single plots of nearly an acre in Kingswood has drastically diminished over recent time, and so it is always a pleasure to see one the last remaining example of a bold corner plot, measuring just under an acre in the heart of Kingswood Warren, on which stands an original 1930`s detached family home, offering just under 3000 sq ft of accommodation over two floors. The property is offered with no ongoing chain, and has been the subject of recent refurbishment, combining the charm of it`s original era with the style and standards expected in a modern home. The owners have also gained recent planning permission to build a brand new house of some 9000 sq ft on this impressive plot, which, if built would be the third such new build in the road, making it an increasingly recognised corner of Kingswood. Further information can be found on the Reigate and Banstead Planning portal; Ref No, 21/02815/F; dated 9th November 2021. Alternatively we feel there are also ample opportunities to extend the existing footprint, so all in all this is a property with much to offer and a wide audience.

The village of Kingswood has a comprehensive parade of local shops and restaurants, including a convenience store, off license, Waterhouse cafe, bakery, beauticians, hairdressers 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 including Dunottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. For the golf enthusiasts there are three world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the RAC golf club. Kingswood Tennis club is just a walk away which has undergone tremendous improvements, including a sumptuous bar and patio area. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.













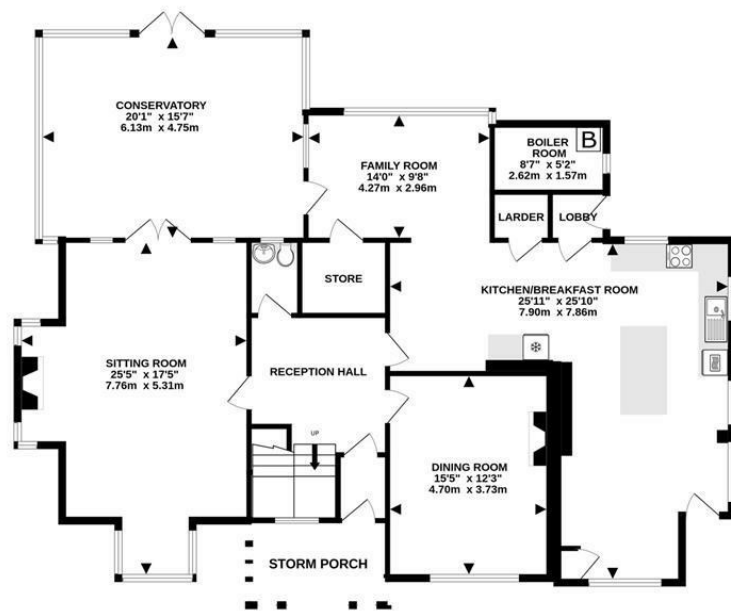
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For more varied shopping needs, Epsom, Banstead and Reigate are within 5.5 miles with a wide variety of independent boutiques, high street chains, and supermarkets.

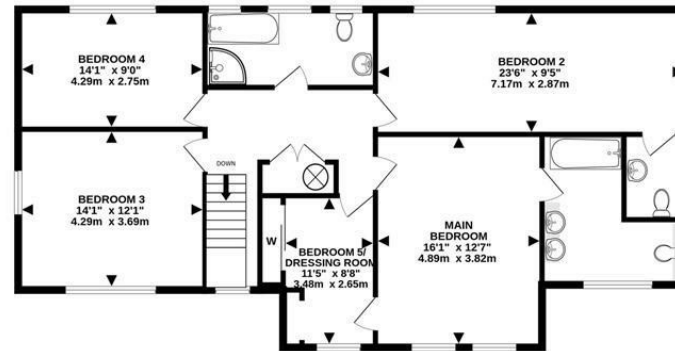
In terms of transportation, the property has the advantage of being just a walk away from Kingswood station with its commuter rail services to London Bridge and Victoria. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.

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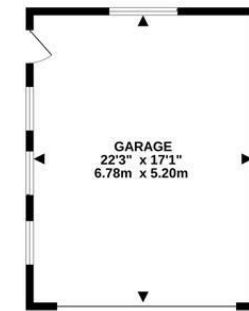




GROUND FLOOR



1ST FLOOR



GARAGE

Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Mid energy efficient - higher running costs</p>	<p>78</p> <p>55</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

MAIN HOUSE 265 SQ.M (2856 SQ.FT) GARAGE 35.3 SQ.M (380 SQ.FT)

TOTAL FLOOR AREA : 3237 sq.ft. (300.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# Heather Cottage, 1 Heather Close

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 Reigate & Banstead  
 TAX BAND: G

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