

# Kennedys'

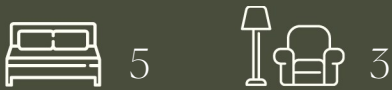
01737 817718

kennedys-ipa.co.uk  
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Wildflowers,  
Woodland Way  
Kingswood  
KT20 6NX

Kennedys' are delighted to welcome you to this charming property located on Woodland Way in the picturesque area of Kingswood. This delightful house offers you the peace and privacy you desire, with a generous 2,476 sq ft of living space, meaning there's plenty of room for you to create your dream home.

OIEO  
£1,500,000



- Attractive 5 bedroom detached home
- Exquisitely presented
- Boot Room/Utility
- Set in sought after private estate
- Orangery
- Office/Gym







# PROPERTY DESCRIPTION

With an ever increasing number of buyers coming out of London post pandemic, we have seen something of a shift in the approach towards not only interior styles and standards, but also the use and design of external spaces. There is also an upturn in taking older style houses and blending them with a specification that more reflects modern lifestyle and living standards; and so it is with this attractive 5 bedroom detached home, set in the heart of Kingswood Warren. Coming from London, the current owners were looking for a home that provided charm and character but that also allowed them the opportunity to add their own stamp to it, so when they first saw Wildflowers it was soon apparent that it was quite possibly “the one”. Set in the highly sought after private estate that is Kingswood, with annual fees a little over £100 per year, on a perfect size plot behind private gates, and a short stroll into the village, a lot of boxes were ticked and before long they were the proud new owners of Wildflowers, a home built for entertaining, with generous proportions and a great flow downstairs that lends itself perfectly to hosting family and friends.

With just under 2500 sq ft of light and spacious accommodation over two floors, the layout starts with a large reception hall, which has been made the most of by the creation of built-in bar that connects both the kitchen and living room when entertaining. The kitchen/breakfast room has been re-modelled around the idea of it being a cook`s kitchen, featuring an oversized island with breakfast bar, built-in banquette and adjoining pantry. Whilst almost every room is a feature room, the unquestionable star of the show has to be the beautiful orangery, with its impressive arched windows, high ceilings and triple aspect views to front, rear and side. The boot room come utility room is straight out of a Homes and Gardens shoot, being thoughtfully designed and executed, with particular mention going to the dog shower, not to mention the built-in cupboards that skillfully hide the utility machines. The study is “hidden” in the back centre of the house, providing the perfect working from home space, whilst the dedicated gym means no need for external gym membership elsewhere. To the first floor are the main bedroom and en-suite, with the fifth bedroom currently being used as its dressing room, along with a further guest suite, three additional bedrooms and a family shower room.













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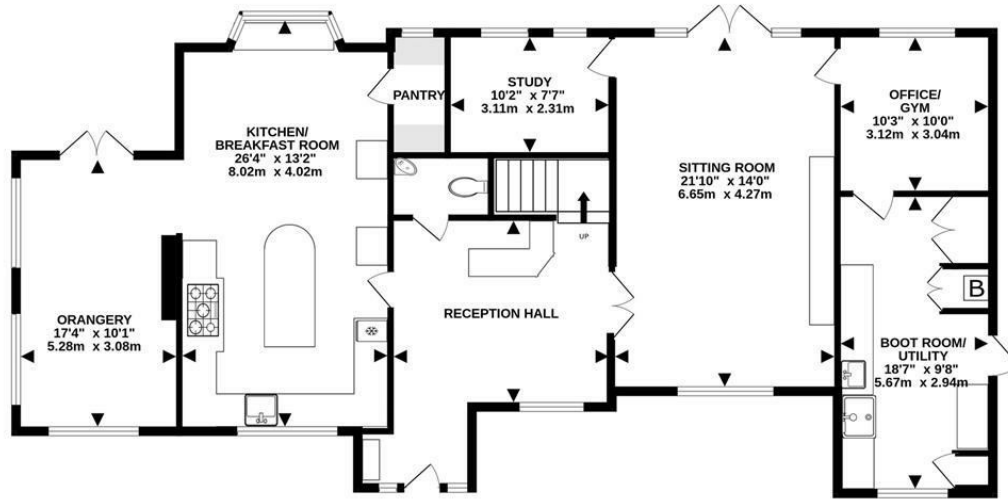
Among the long list of features at Wildflowers are items such as panelling, Cole and Son wallpapers, all doors replaced and fitted with unlacquered brass handles, spray painted kitchen, marble worktops to kitchen, engineered wooden flooring, bespoke media unit in living room, floor to ceiling mirrors to gym, Sisal carpet to stairs and first floor, new bathroom suites, all with underfloor heating added, Soho Home Murano glass lights over kitchen island, chandelier by Soho Home in the dining room, and pendants in the hallway, bespoke curtains in the hallway/living room/bedrooms/bathrooms/dressing room and boot room, and much more besides.

To the outside, the front and rear gardens have been the subject of a complete landscape scheme with new lawns laid, new patios built and a comprehensive planting programme completed, not to mention new gates which have just been made and fitted, that provide access to a large forecourt area providing ample space for both private and guest parking.

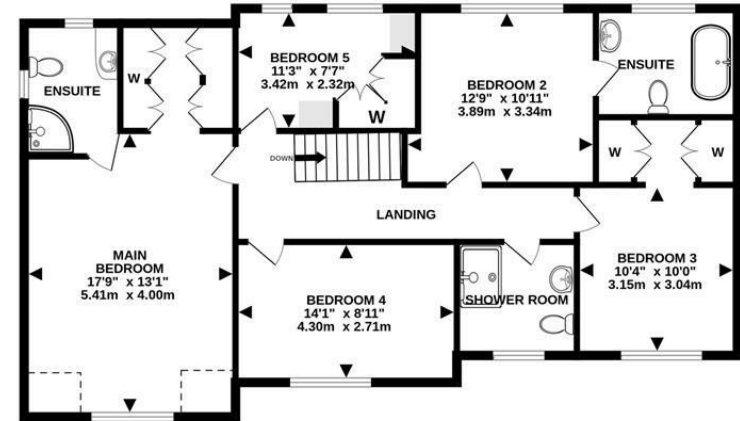
Kingswood village is a quiet residential enclave in an area that provides great dog walking choices, local pubs including the Kingswood Arms, range of schooling choices in both State and Private sector, two golf clubs, tennis club (sponsored by Kennedys!) and of course a reliable commuter service to London Bridge that enables you to be in Borough Market within the hour. The presence of the railway line to the rear of the property is almost imperceptible given the differential in elevation, substantial planting along the rear boundary, and slow speed of the trains as they approach Kingswood Station, less than a 5 minute stroll away. There are nearby villages such as Tadworth, Walton on the Hill and Banstead, whilst the popular towns of Reigate, Dorking and Epsom are also easily accessible. The M25 motorway is accessed via the A217 to junction 8, which provides easy reach to both Gatwick and Heathrow airports. There is so much to offer in the area, so if we haven't provided information on anything that you are interested in (local clubs, etc) please don't hesitate to ask a member of the sales team, as we are all either local or have good knowledge of all things Kingswood.

For further information or to arrange a private viewing, please contact Peter Kennedy or a member of the sales team.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 2476sq.ft. (230.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	80
(69-80) <b>C</b>	70
(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	
England & Wales	EU Directive 2002/91/EC

# Wildflowers, 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: C

COUNCIL: Reigate & Banstead

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.





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