

Kennedys'

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Linden House, Woodland
Way
Kingswood
KT20 6NU

When our clients bought Linden house 5 years ago, it was by no means what you would call a "project", but over their tenure they have tweaked and refined it into their perfect family home. Kingswood has no lack of large expensive houses, but not every one of them has soul, something that Linden offers in spades.

£2,695,000



5



4



5



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• Handsome executive family home

• 0.6 of an acre plot

• Cinema and games room

• Beautiful recently renovated kitchen/family room

• Approx 5,000sqft

• Five bedrooms, including impressive master bedroom suite

• Underfloor heating on two levels

• Triple garage

• Five bath/shower rooms

• Situated on a private road within the ever prestigious Kingswood Warren Estate



PROPERTY DESCRIPTION

Full Description

As you step through the front door into the entrance hall it is instantly clear that every detail has been deeply and carefully considered. A wrap around staircase winds above you, with a center piece chandelier catching the light from the huge feature windows spanning across the ground and first floor at the front of the house. The kitchen space to the rear is where the majority of the current attention has been paid, with a completely new kitchen and new flooring throughout the ground floor in the last 2/3 years. Meille appliances are integrated, and white quartz worktops contrast against sleek grey base & wall units, all benefiting from LED downlighters to finish the look. The rest of the room features casual living and dining arrangements, as well as a beautifully executed wine display feature wall. From the kitchen a few further rooms can be accessed, including utility room, ground floor shower room, and guest bedroom currently being used as a gym. The living area is vast, spanning the full depth of the house, benefitting from being triple aspect, as well as folding doors out to the garden, and gas fire place. The home office and the W/C conclude the ground floor accommodation. On the first floor, the southern wing of the house is entirely dedicated to the principle suite, which again the current owners have tweaked for their benefit, resulting in a generous space with large dressing area and en suite (also installed in the last few years) Bedrooms two and three are at the front and back respectively, and both offer en-suites of similar size and spec, installed in the last 6 months. Bedroom four stands at the back of the house, across from the family bathroom which boasts a particularly impressive round bathtub. The top floor is mostly allocated to toys, with a fully equipped cinema setup at one end, and space for a pool table at the other. The top floor also contains a large storage room / loft.

Outside, the frontage is undeniably impressive even by Kingswood standards, with a large in & out driveway benefitting from two sets of private gates, and a detached triple garage. In the rear garden, a raised patio provides the perfect space to socialise and command views over the rest of the garden. The centerpiece of the garden is of course the Oak tree, which the owners have









PROPERTY DESCRIPTION

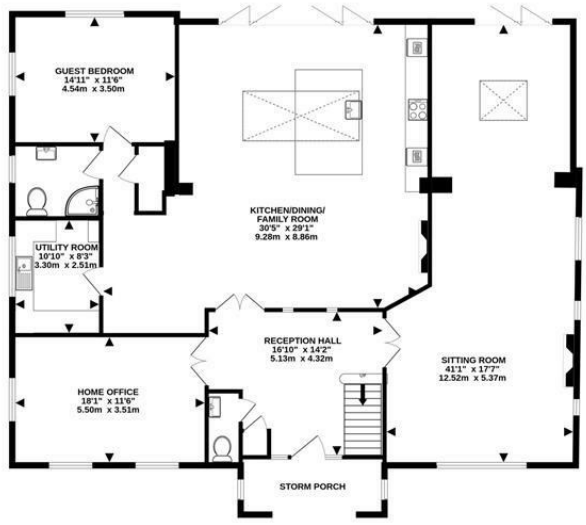
embraced and added up-lighting to create an incredible feature at night.

A house of this calibre is sure to have a long list of built in tech; at Linden house this includes underfloor heating on the ground and first floor, Cisco PoE networking switch with Cat7 Cabling throughout, smart thermostats, smart alarm and CCTV system, Hikvision motion following CCTV front and back.

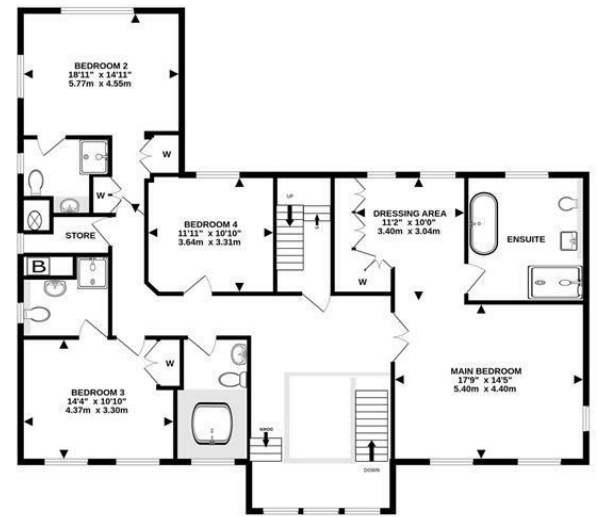
The village of Kingswood provides a reliable commuter line to London, as well as a comprehensive parade of local shops and restaurants, including a convenience store/post office, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Kingswood Primary, whilst further schooling 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. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

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.

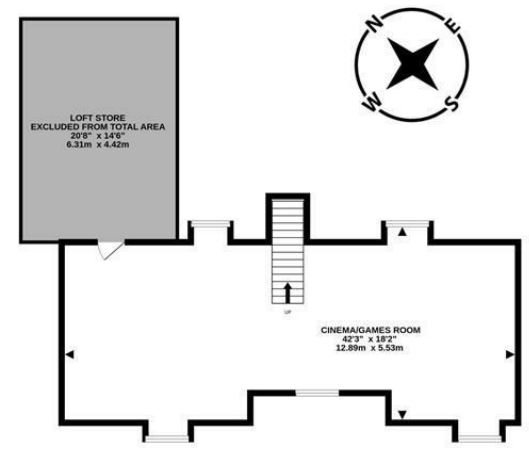
I hope the above gives you a taste of what this magnificent property has to offer, though it really does have to be experienced in person to appreciate it truly. Get in touch with Peter on 01737 817 718.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	
(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	

MAIN HOUSE 401.9 SQ.M (4326 SQ.FT) GARAGE 66.3 SQ.M (714 SQ.M)

TOTAL FLOOR AREA : 5040 sq.ft. (468.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

Linden House,

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: H

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