

Kennedys'

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2 Woodland Cottages, St.
Monicas Road
Kingswood
KT20 6ET

This 3 bed characterful cottage on the edge of Kingswood village is packed with charm and offers both space and tranquility in plenty.

£725,000



3



2



2



2

- Spacious cottage
- Village location

- Mature private gardens
- Charming and characterful





PROPERTY DESCRIPTION

Nestled in a quiet, no through backwater on the edge of Kingswood village, are a cluster of properties that all have their individual charm, and who share the collective benefit of enjoying the tranquillity and sense of rural living, whilst being only a short walk to the village and civilisation. Within the cluster is this charming but deceptively large 3 bedroom semi detached cottage, filled with character yet offering high modern living. The porchway gives access to the entrance hall, off of which is the cloakroom, a study at the front of the cottage, the double fronted sitting room, and dining room, from which the kitchen is accessed. To the first floor are three good sized bedrooms, all with views over the private mature garden, and a large family bathroom. The cottage further benefits from double glazed windows throughout, and gas fired central heating.

The front garden enjoys a block paved driveway with ample parking and detached tandem garage, pretty lawn and mature planting. The southerly aspect rear garden with a paved patio is spacious with a terrace for dining and entertaining, leading to lawn with a wealth of mature trees and shrubs and contains a private septic tank/soakaway.







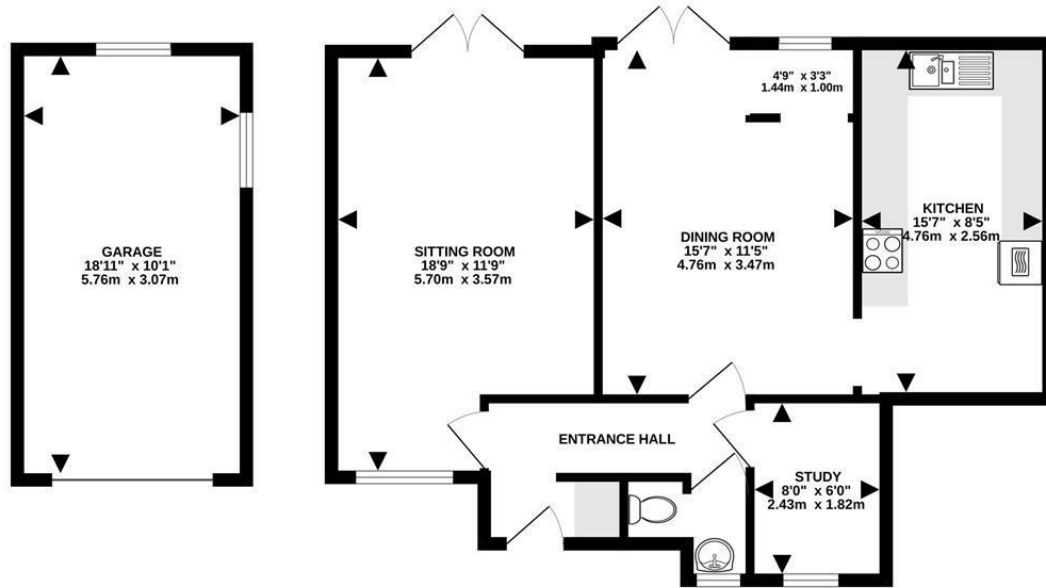


PROPERTY DESCRIPTION

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 license, 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 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.

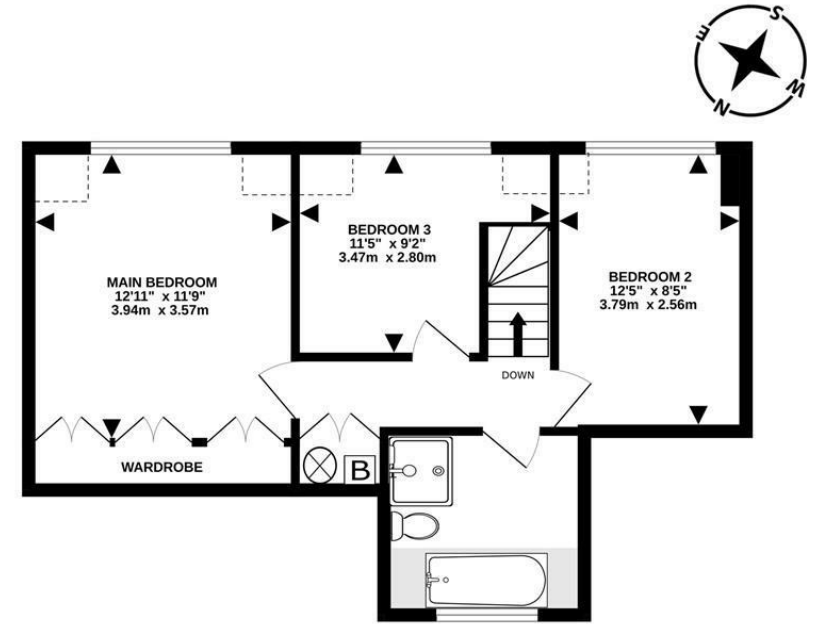
For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing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

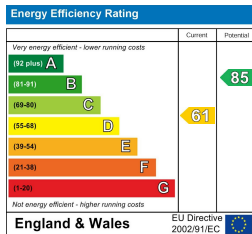


GARAGE

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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TENURE: Freehold
 EPC RATING: D
 COUNCIL: Reigate and Banstead
 TAX BAND: F

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