

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Kingswood House  
Eyhurst Close  
Kingswood  
KT20 6NR

In any village, or perhaps within any private housing estate, there are always the inevitable one or two houses that stand out from the crowd, that catch the eye, and perhaps have held a place in local history. And so it is with one of "the" houses in the prestigious Kingswood Warren Estate; aptly named "Kingswood House", is long considered to be one the finest homes within The Warren, and in the last 10 months the latest chapter of it's long history has been written.

£3,500,000



- Magnificent historical family home
- Situated behind private gates & benefitting from a long private drive
- Offering approximately 6,500 Sq Ft of accommodation
- Two further bedrooms with en-suite bathrooms
- Landscaped gardens to the side and rear
- Recently subject to full restoration & modernisation
- Brimming with period features
- Main bedroom with large bespoke ensuite and dressing room
- Double Garage
- \* Offered with no onward chain \*



# PROPERTY DESCRIPTION

Approached through its own tall wrought iron gates and a private sweeping drive, Kingswood House stands proud on its plot of approx. 0.7 acres, with its brick paved forecourt providing ample space for both private and visitors parking, as well as access to the integral double garage. Today, it offers approximately 6500 sq ft of spacious living accommodation, spread over two floors, with an impressive reception hallway providing access to the majority of the ground floor rooms, including drawing room, family room, study, sitting room, cloakroom, and the stunning kitchen/breakfast/family room, off of which are the utility and boot room. Whilst to the first floor is an impressive selection of bedrooms, not least of which is the main bedroom suite with its double door entrance from the landing, 19'10 by 19'8 bedroom, fully fitted dressing room and stunning ensuite with double ended "walk through" shower, "his and "hers" vanity unit, free standing roll top bath and separate wc with frosted glass door adding a degree of discretion.

The vision and execution in this recent refurbishment programme has been extraordinary to watch and be part of, and today Kingswood House looks as good as it ever has, combining the classic features of its original era with the stylish specification that one would find in any high end new build. We hope that our photographers have caught the essence of the style and quality of the house today, but just to add a little further information and context, we are happy to outline some of the features, which include bespoke coving, herringbone flooring, painted half height panelling, chandeliers, cast iron radiators, ceiling speakers, wall lights, bespoke luxury hand-built kitchen units with Miele appliances, range of hand built bespoke carpentry throughout, high quality bathrooms, made to measure curtains, and more besides.

And not to be out shadowed by the interiors, the client has put just as much emphasis on the outside and landscaping, as you will see for yourself; the level of detail and maturity in the planting is beyond your usual expectations, with a south facing aspect, full width terracing, sweeping lawns and well tended beds all combining to provide a stylish environment in which to entertain family and friends.







# PROPERTY DESCRIPTION

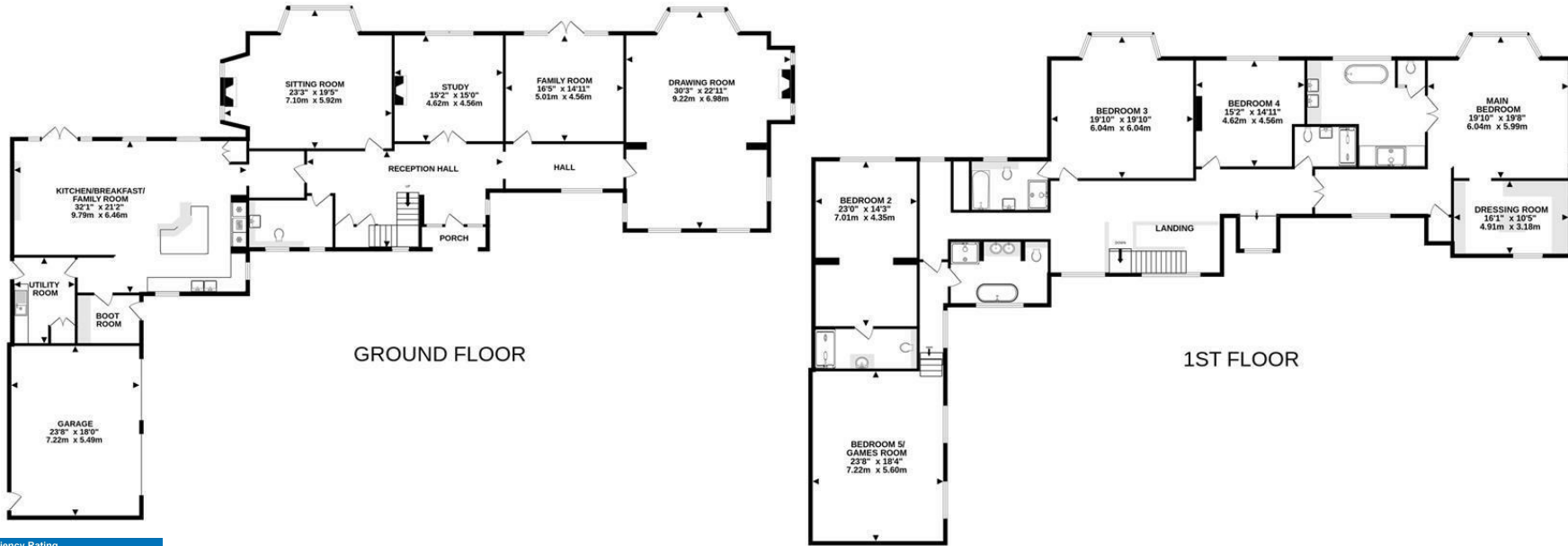


The house is located within the Kingswood Warren Private Estate, Kingswood offers a range of facilities including a village store, beauty salon, pet shop, travel agency, men's barbershop, Kingswood Arms public house and eatery and two local golf courses. The mainline station provides a regular service in to Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9. Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Aberdour, Chinthurst Prep school and Reigate Grammar. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and a wealth of restaurants. Nearby main towns include Reigate, Epsom and Sutton.

Should you wish to view the house in person, please don't hesitate to contact Peter Kennedy on 01737 817 718.



PK



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 6500sq.ft. (603.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>174 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>1-20) <b>G</b></p> <p>Mid energy efficient - higher running costs</p>	<p>78</p> <p>70</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

# Kingswood House, Eyhurst 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: C

COUNCIL: Reigate & Banstead

TAX BAND: H

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.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT