

Kennedys'

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Kingswood Warren
Park, Woodland Way
Kingswood, KT20 6AD

We love a story; and the tale of the Mansion at Kingswood Warren Park is one at the very heart of what we know today as the Kingswood estate. Built by Thomas Alcock in 1837, the mansion has since held a number of residents including a finishing school, an insurance company HQ, a hotel, and most notably the BBC centre for R&D until 2010; Octagon homes intervened in 2011 to produce 8 breath-taking executive apartments with incredible skill and sympathy to the Mansions history. This magnificent 3 bedroom ground floor apartment is the largest residence of the house, measuring in at 4205 SqFt, and benefits from a beautiful and generous private garden. With all of the above considered, I think I can quite safely say this is the best Kingswood apartment that I've ever seen.

OIEO £2,000,000



- 4000+ sq ft 3 bedroom executive apartment
- The largest of 8 apartments within Thomas Alcocks mansion house in Kingswood Warren Park, built in 1837
- Stunning attention achieves a presidential atmosphere
- Principal suite with full height windows, feature fire place, en-suite, built in wardrobes and walk in wardrobe.
- Dual aspect Kitchen, impeccable spec
- 400 sq ft storage cellar
- Secure underground parking facility with two spaces
- Separate storage space within the parking complex
- Set within 19 acres of grounds, 5 1/2 of which are communal gardens
- Viewing by appointment only, contact Peter on 01737 817718



PROPERTY DESCRIPTION

First impressions are important, and they don't come better than this. The entrance hall is reminiscent of a Cathedral, high arched ceilings with intricate detailing illuminated by clever lighting along with a stunning stain-glass window. A bespoke Neville Johnson library looms over the current owners desk, with fireplace and polished marble flooring adding the finishing touches to a truly special space. The kitchen is large and dual aspect, unusually high ceilings and almost full height windows fill the room with natural light. The traditional cream kitchen units pair beautifully with the black granite worktops, integrated Miele appliances provide all the conveniences one might come to expect of a modern day kitchen (Dual ovens, combi microwave, induction stove, fridge/freezer, and coffee machine). A small utility room branches off the kitchen. The lounge / dining room is one of the houses original large reception rooms, and holds an almost presidential aura. The towering ceilings and walls are intricately decorated with ornate cornicing, with two sets of French doors leading out into the gardens, and twin live-flame gas fireplaces facing each other across the room.

The principle suite is every bit as grand as you would expect from a home of this calibre; the king sized bed acts as the centre piece, facing the full height bay window that allows floods of natural light into the room, whilst also having electric blinds to provide privacy when desired. The headboard backs onto custom built storage, which flanks you on both sides as you enter the room. Yet another live-flame gas fire is set within a gorgeous stone surround, which is accompanied by further dark wooden period detailing. A separate walk in wardrobe, as well as en-suite with marble detailing throughout, provide the final touches to this magnificent space. The secondary bedroom is located on one of the corners of the mansion, featuring a stunning array of mullion windows that have been meticulously restored and made into a truly unique feature that plays with the light in the room throughout the day. A full wall of fitted wardrobes runs along the far side of the room, and the en-suite matches the incredibly high standards that Octagon set themselves when it comes to finishings. The third bedroom is the smallest, but in no way lacks character, with a stunning arched window, built in storage and of course en-suite.









PROPERTY DESCRIPTION

However we have more to offer than the apartment itself, it also benefits from an extensive private storage cellar of 400 sq ft, as well as secure underground private parking for two vehicles, and yet more private storage within the parking facility, so the golf clubs don't need to travel far.

Outside the private garden is comparable in size to a house of similar square footage, with patio space surrounding the property. The larger grounds span 19 acres, with 5½ of those being communal gardens at the very heart of Kingswood Warren Park, comprising lawn, mature trees, flower beds and shrubbery. Two large private gates guard the entrances from Woodland way.

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 licence, 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 three world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the Royal Automobile Club. 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 you agree what we are offering here is a truly rare opportunity to purchase a piece of local history. Should you wish to see the apartment with your own eyes, please contact Peter and the team on 01737 817 718.

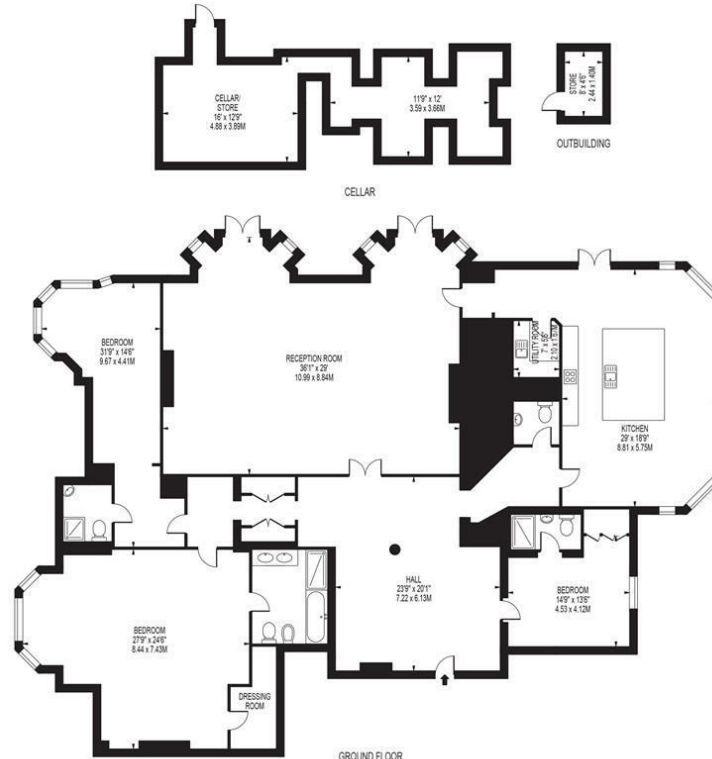
Quarterly service charges: £2940.50

Quarterly Reserve contributions: £1,842

**THE MANSION,
KENNEDYS**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4237 SQ FT - 393.66 SQ M
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 37 SQ FT - 3.42 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
174 plus)	A		
(81-91)	B		
(69-80)	C	63	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Mid energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Kingswood Warren Park, Woodland Way

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

EPC: D
TENURE: Leasehold
COUNCIL: Reigate and
Banstead
TAX BAND: H

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