

Kennedys'

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Applewood,
Alcocks Lane,
Kingswood
KT20 6BB

Kennedys' are delighted to welcome you to this attractive 6 bedroom property located on a private road in the picturesque area of Kingswood. This delightful house offers you the peace and privacy you desire, with just shy of 4,000 sq ft of spacious living.

£1,695,000



6



3



3



4+



- Attractive 6 bedroom home
- Double Garage
- Beautifully presented throughout

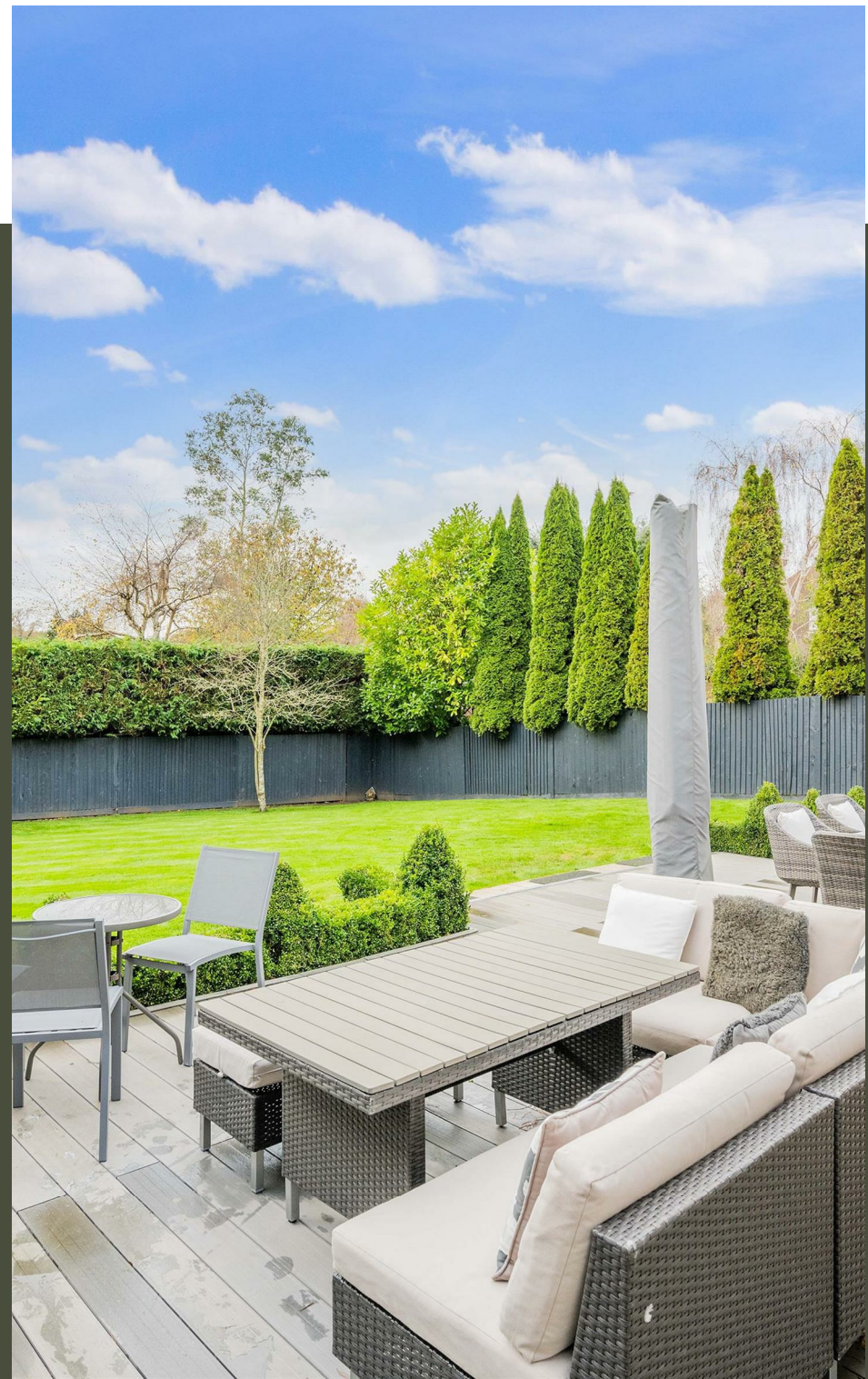
- Close to village amenities and train station
- Garden Studio
- Viewing by appointment only



PROPERTY DESCRIPTION

Even in a quiet Surrey Hills village such as Kingswood, it is rare to find a family home situated on the edge of fields, at the end of a private no through road, and yet within easy walk to the village and mainline station. So it is with great pleasure that we offer such a home, and there is far more to tell you about this attractive home, offering close to 4000 sq ft of accommodation over three floors, built around twenty years ago and today being offered in excellent condition throughout. Double doors lead you through to an impressive reception hall with a feature central staircase that welcomes you and sets the scene, off of which all the main ground floor rooms are accessed, including the cloakroom, study, dining room, sitting room, family room and kitchen/breakfast room, with separate utility room and access to the side. To the first floor is the main bedroom with extensive fitted wardrobes and large en-suite, as well as another bedroom with en-suite and three further bedrooms served by the family bathroom. To the second floor is a large open plan space, creating a possible 6th bedroom or games room.

With double glazing throughout, gas fired heating by radiators and modern kitchen and bathrooms, this is a home waiting to be moved in to, and one that has been beautifully maintained by its current owner. To the outside the property offers a brick paved driveway flanked by front lawns and giving access to an attached double garage, whilst to the rear is a mature and well tended garden with terracing and lawn, as well as a garden studio and separate workshop.







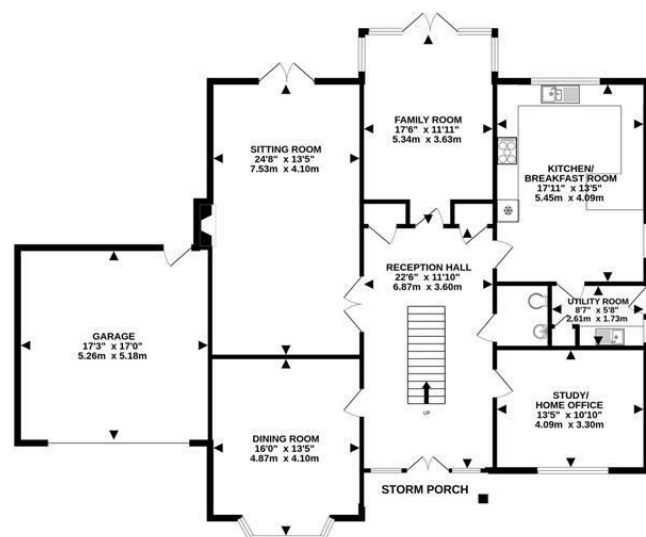
PROPERTY DESCRIPTION



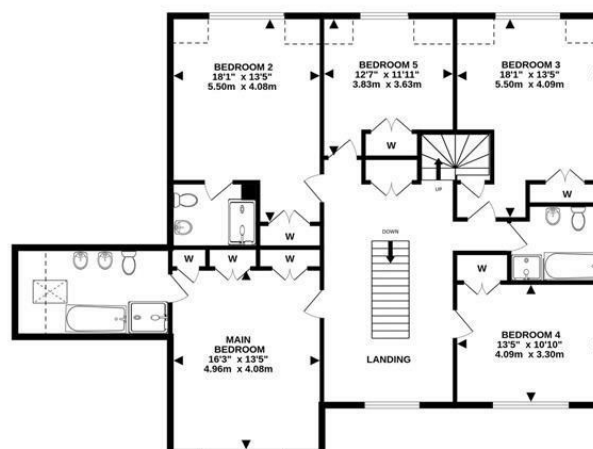
The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as Londis store, newsagent, Coughlans bakery, beauty salon, Indian restaurant and Kingswood Arms pub. There are two local golf courses to choose from, in Surrey Downs and Kingswood Golf and Country Club, and the local Kingswood tennis club, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead, Walton on the Hill and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airport, and Kingswood Mainline station provides a regular service to London Bridge, or other London Stations via Purley and East Croydon.

If you have any further questions about this beautiful home, or would like to book a viewing to see it for yourself, please don't hesitate to call our team on 01737 817 718.

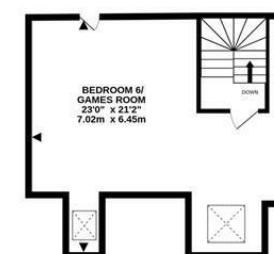
A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping line.



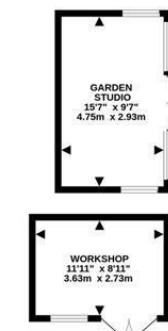
GROUND FLOOR



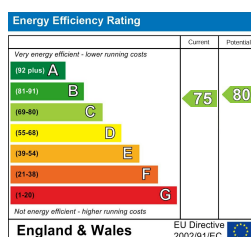
1ST FLOOR



2ND FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 3937 sq.ft. (365.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Applewood, Alcocks

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 and
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.



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