

# Kennedys'

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1, Hamilton Place  
Kingswood  
Surrey  
KT20 6PU

Situated within the gated close of Hamilton Place inside the prestigious Kingswood Warren Estate, this exceptional detached residence offers unrivalled location and elegant accommodation. Backing onto Kingswood Warren Park and boasting a large south-facing garden, the property provides a tranquil and private setting in one of Surrey's most desirable locations.

£2,500,000



- Handsome detached residence
- Situated within a gated private close on the Kingswood Warren Estate
- Beautiful galleried reception hall
- South facing plot backing onto the historic grounds of Kingswood Warren Park
- Built by Berkeley homes in 1996

- Boasting six / seven bedrooms and six bathrooms
- Large triple Garage
- Bespoke kitchen installed in 2022, featuring state of art appliances and finishes
- Impressive frontage measuring some 150ft
- large and air conditioned wine room







# PROPERTY DESCRIPTION

Situated within a gated close in the prestigious Kingswood Warren Estate, this exceptional detached residence offers an unrivalled combination of luxury, space, and modern design. Backing onto the picturesque Kingswood Warren Park and boasting a large south-facing garden, the property provides a tranquil setting in one of Surrey's most desirable locations.

The house spans over 5,300 sq ft, with an impressive layout designed for both family living and entertaining. On the ground floor, the heart of the home is the stunning kitchen and breakfast room, installed in 2022. Featuring top-of-the-line appliances, including AEG dual ovens, a combi microwave oven, a Quooker hot water tap, and a waste disposal system, the kitchen is a chef's dream. Underfloor heating below Karndean flooring keeps your feet warm, whilst quartz worktops and a large atrium overhead create a bright, welcoming space. Adjoining the kitchen is the family room, both of which opens directly onto the garden, while a utility room provides additional practicality.

The formal dining room and the generously proportioned drawing room offer elegant spaces for entertaining, while a private study is ideal for home working. A ground-floor guest bedroom with an en-suite bathroom ensures comfort and privacy for visitors. For wine enthusiasts, the air-conditioned wine cellar is a fantastic addition, offering ample space to store and enjoy your collection. Completing the ground floor is a large triple garage, which can be accessed internally.

The first floor is equally impressive, with five spacious bedrooms arranged to provide flexibility and comfort. The principal suite features a luxurious en-suite bathroom and a dressing area. Two additional bedrooms share a well-appointed family bathroom, while two further bedrooms benefit from en-suites. Above the triple garage, an expansive games room/ bedroom 7 provides the perfect space for recreation or relaxation, and also benefits from an en-suite.















# PROPERTY DESCRIPTION

The south-facing garden, which backs onto Kingswood Warren Park, offers a peaceful retreat, while the gated close ensures privacy and security. The gardens are mature and immaculately maintained. This is a rare opportunity to own a home of this calibre, perfectly blending luxurious features with an idyllic setting in the heart of the Kingswood Warren Estate.

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.

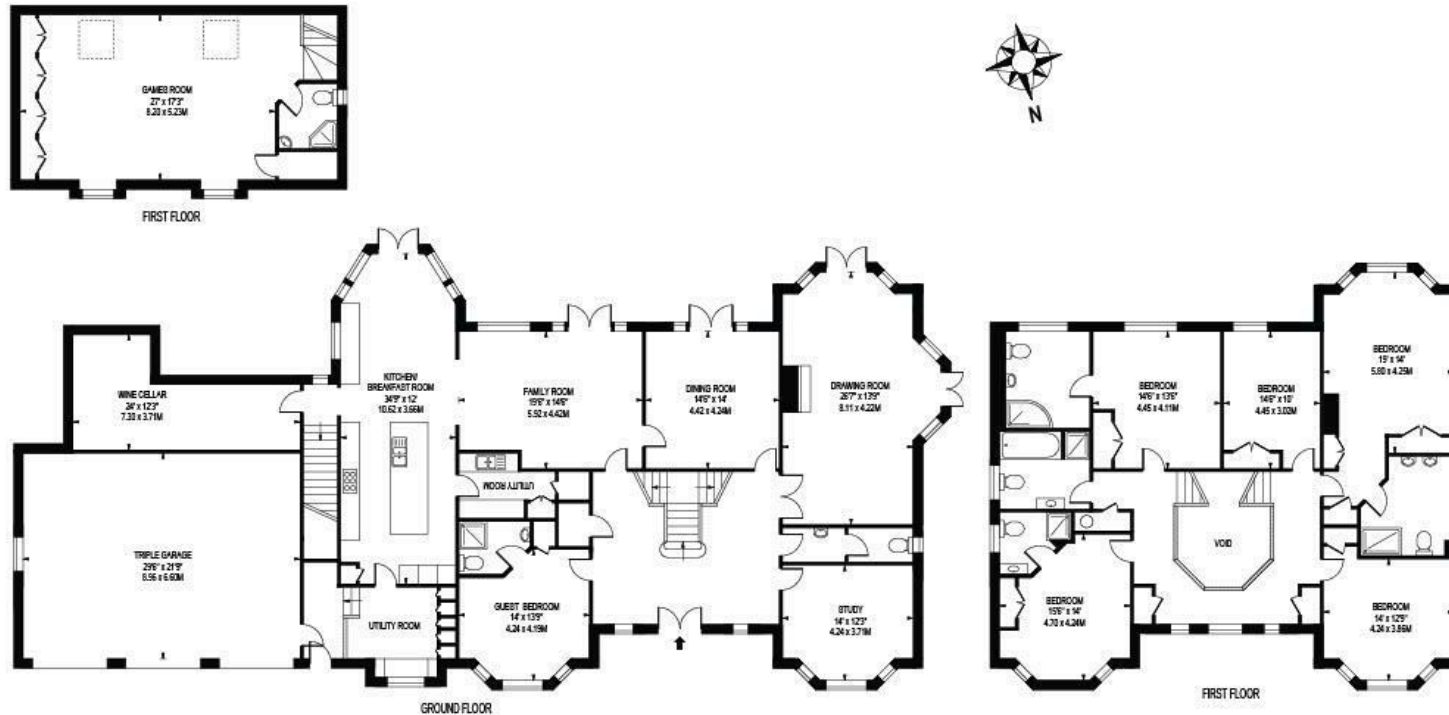
I hope the above gives you a taste of what this magnificent property has to offer, though it really does have to be experienced in person to appreciate it truly. Get in touch with us on 01737 817 718.

*Handwritten signature or mark.*





APPROXIMATE TOTAL INTERNAL FLOOR AREA: 5380 SQ FT - 499.82 SQ M  
(INCLUDING TRIPLE GARAGE & EXCLUDING VOID)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF TRIPLE GARAGE: 637 SQ FT - 59.14 SQ M



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

# 1 Hamilton Place, Kingswood, Surrey, KT20 6PU

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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