

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Burlington Lodge,  
Bears Den  
Kingswood  
KT20 6PL

Having over 20 years of selling property in and around the Kingswood Warren estate, it has been interesting to see the evolution of this popular residential backwater. From a typical, sleepy Stockbroker village in the Surrey Hills to a playground of high quality homes, both old and new, all filled by an ever changing and widening demographic, Kingswood has never been more popular nor offered a greater choice of homes; and no more so than with Burlington Lodge.

£2,750,000



6



5



4



6



- Beautifully presented 6 bedroom home
- Impressive reception hall
- High specification of appliances throughout
- Located in highly sought after Kingswood Warren Estate
- Offering nearly 5000 sq feet of accomodation
- Main and 2 further bedrooms with ensuite
- Exquisite multi level terraced garden
- \*Viewings by appointment Only\*



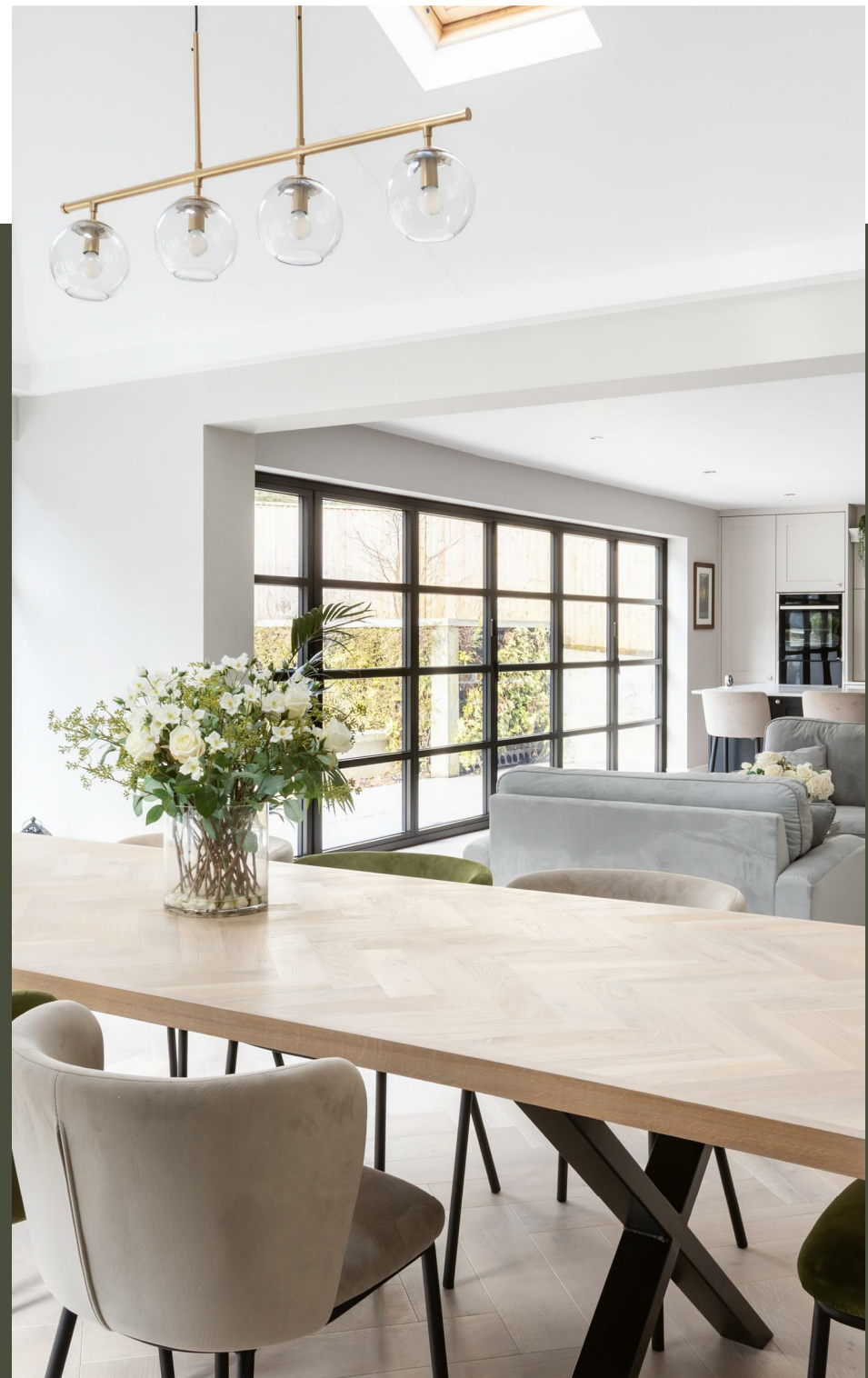




# PROPERTY DESCRIPTION

What was once a modest detached cottage in this small no through location in the heart of Kingswood Warren, is now a home that has evolved over the decades, and today is bigger and better than it has ever been. Offering a total footprint of close to 5000 sq ft, the current owners have invested heavily in to a project that has projected Burlington Lodge to a whole new level of design and specification, painstakingly considered and expertly executed. The house is set back from the road and is slightly elevated, which, with it`s in and out drive gives it an imposing presence. Sitting on a plot of some 0.4 of an acre with both width and length, not to mention a westerly aspect, Burlington Lodge further benefits from the separate garage area with room above. The anticipation of what you are likely to find on the interior of the house is very much set up from the outside, with it`s clean and crisp render, sleek leaded lite windows and imposing front porch, and of course it`s all very subjective, but we would challenge anyone not to be impressed by what they see as they enter the impressive reception hall. The flow of the ground floor is also immediately apparent, and the theme of large spacious areas and great layout continues across both floors.

The specification of Burlington Lodge includes, but is not limited to the following: kitchen appliances by NEFF (ovens, warming drawer, microwave and hob) plus Fisher & Paykel Fridge Freezer, silestone worktops in both utility and kitchen, Belfast sinks in kitchen and utility room, Quooker CUBE tap in kitchen with purified, sparking, boiling, normal hot and cold water, engineered white oak flooring throughout the ground floor and landing, solid white oak staircase, underfloor heating throughout ground floor with two separate zones operated by Google NEST, new handmade panelled solid wood doors throughout the whole house, new front door, being solid oak with Banham lock, fully alarmed with exterior cameras, main ensuite features Lusso double sink unit with solid marble top and separate underfloor heating, newly rendered external with dawn til dusk exterior lighting to front and back, back terraced area also features remote controlled lighting.











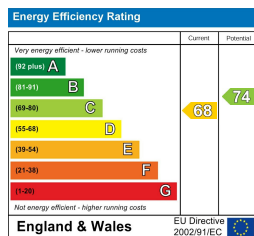
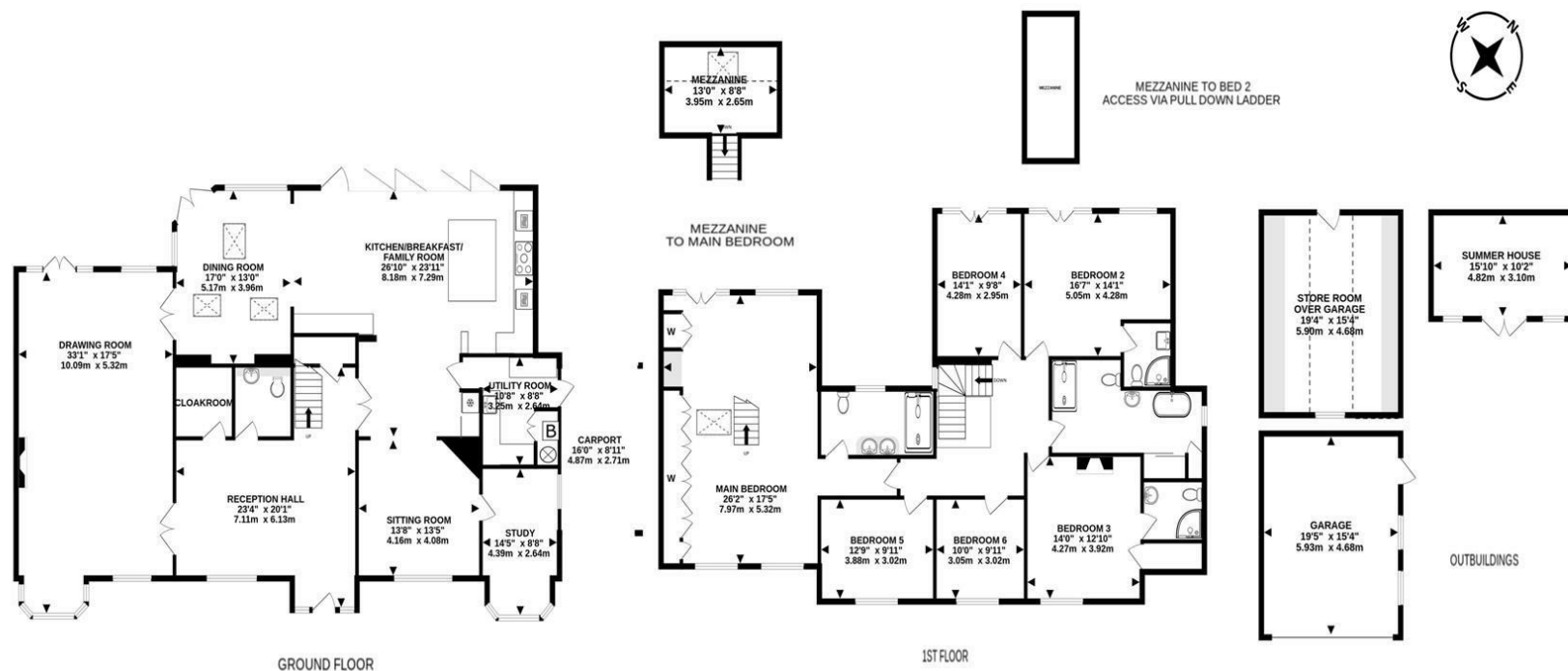


# PROPERTY DESCRIPTION

As impressive as the interior undoubtedly is, the outside areas are not to be left behind, from the open in and out driveway and forecourt area to the unique multi-level terrace and expansive lawn, this is a home that keeps giving.

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.

For further information, or to arrange a private viewing, please contact Peter Kennedy or a member of the sales team on 01737 817718.



MAIN HOUSE 375.4 SQ.M (4941SQ.FT) OUTBUILDINGS 83.6 SQ.M (900 SQ.FT)

TOTAL FLOOR AREA : 4941 sq.ft. (459.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

# Burlington Lodge, Bears

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

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

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](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

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