

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Woodend,
The Chase,
Kingswood,
KT20 6HZ

A charming & substantial house with planning permission to extend situated on a 1.1 Acre south facing plot on one of Kingswoods best roads; wow, that's not a sentence we say very often.

£2,500,000



5



3



3



4+

- Substantial five bedroom detached home
- Planning permission approved to extend
- Situated on one the best roads in Kingswood
- Set on a 1.1 acre plot
- All weather tennis court
- *Viewing by appointment only*





PROPERTY DESCRIPTION

Two of the most common questions we get asked about the Kingswood housing market, are which is the best road, and are there any really high quality one acre plus plots around that provide opportunities to further enhance and develop what is already there. The answer to the first question is of course a subjective one, but I suspect The Chase would be in the top three roads on most people's list; and as for a high quality one acre plus plot, well I can give a far more definitive answer to that question. Woodend is located in the aforementioned The Chase, and sits on a wide, long, flat plot of some 1.1 acres, with a westerly rear aspect; certainly a candidate for those looking for that rare combination of location and plot.

We will return to the plot, and it's considerable virtues, in a moment, but Woodend isn't all about plot, so we need to spend some time talking about the existing house, what it offers today, and indeed what opportunities it affords for the future. With it's whitewashed render and leaded lite windows, there is a stylish and almost understated appeal to Woodend, and whilst the existing footprint of over 3200 sq.ft. offers accommodation that includes high ceilings throughout a large entrance hall, 3 reception rooms, a loggia and upstairs it has 5 bedrooms, an en-suite and dressing room from the master bedroom and 2 bathrooms. The property has approved planning for a single storey rear extension, conversion of loft space to habitable accommodation with addition of front and rear dormers. Remodelling of entrance porch and garage door. Replacement of main entrance gates and piers; of course, there are other options available, including maximising the huge potential that is clearly available in the loft, so please do speak to Peter Kennedy or a member of the team if you have any questions or other ideas.







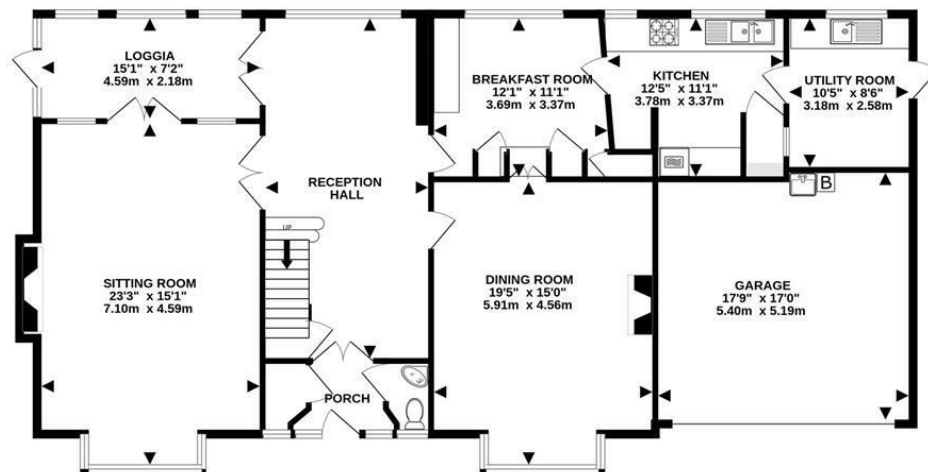


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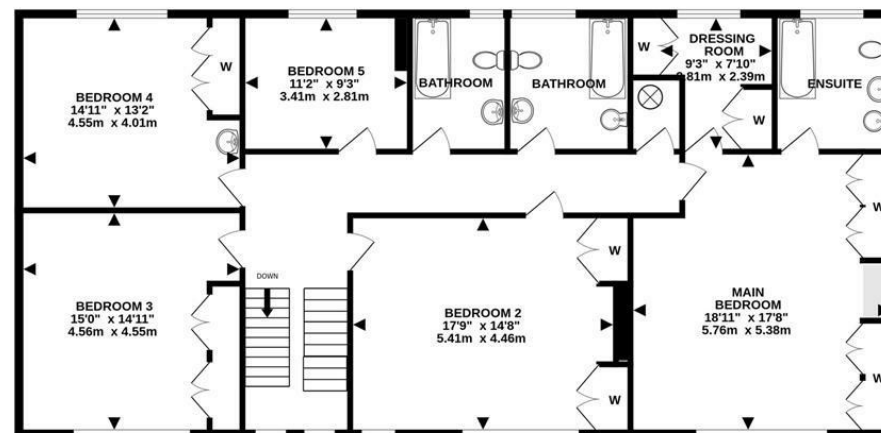
There is currently a single access to the impressive tarmac drive and forecourt area, however there is the possibility (subject to local authority planning) of either moving the drive to a more central position or indeed creating an in and out driveway. Within the one acre garden itself, there are so many different elements to this extraordinary space, including an immaculate tennis court with state of the art practice wall integrated into fencing, sweeping lawns, well established flower bed, a lightly wooded area to the rear, perfect for the zip wire that the current owners have fitted, and a mini football pitch with two goal mouths, perfect for a young family. We hope that we have perked your interest; it would be hard for us to paint the real picture through words, and even with the assistance of our fantastic photographers, so we would cordially invite you to contact us and arrange for a private viewing to be arranged.

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, please contact Peter Kennedy or a member of the sales team on 01737 817718.



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 3294 sq.ft. (306.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

72

58

Woodend, The Chase, Kingswood

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: H

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

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

Kennedys Residential Ltd - Company Number: 09252025