

# Kennedys'

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Whistler House,  
Furze Hill,  
Kingswood,  
KT20 6EP

As you pass through the electric gates and continue along the sweeping drive, Whistler House gradually reveals itself; a substantial and private family home set within approximately three-quarters of an acre of thoughtfully designed grounds.

£2,500,000



5



4



3



4



- Charming detached family home
- Located behind private gates at the end of a long sweeping driveway
- Boasting a fully refurbished indoor pool
- Situated on the prestigious Furze Hill, striking distance from the station village centre
- 5 Bedrooms, 3 bathrooms
- Set within a 3/4 Acre plot
- Current owners have elevated the property to new heights
- A house custom built for hosting







# PROPERTY DESCRIPTION

Recently enhanced by the current owners, the property now blends timeless architecture with contemporary living in the most elegant of ways.

The symmetrical reception hall sets a refined tone from the outset, offering a warm welcome and a clear sense of scale. From here the principal rooms are accessed; the sitting room with a working fireplace and double doors to the wrap around terrace, the library, the study and the principal cloakroom.

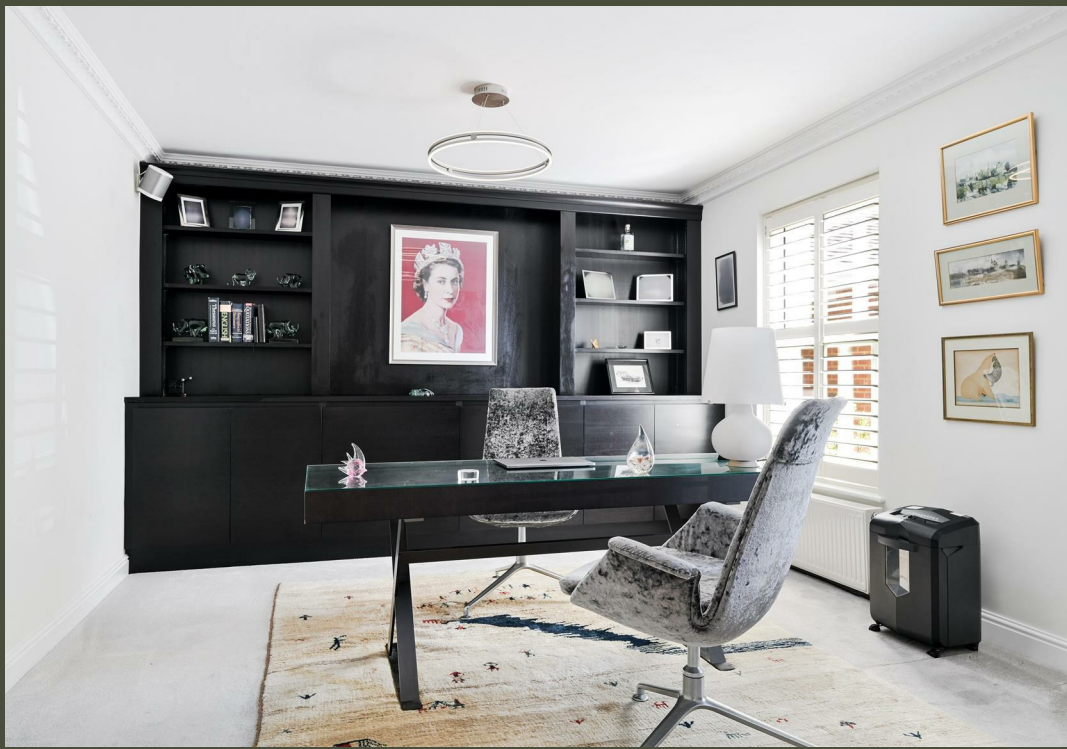
At the heart of the home lies an open plan kitchen and dining room, designed to meet the needs both of everyday life and entertaining. The high specification kitchen is fitted with NEFF ovens, microwave and hob, with twin inbuilt fridges and freezer. There are two dishwashers. Double doors open to the terrace for al fresco dining, benefiting from stunning views over the surrounding countryside.

From the kitchen, doors lead to a wine room, two laundry rooms and a further cloakroom. There is a fully boarded loft, accessed from the laundry. Beyond the kitchen is the cinema room with a modern fireplace with views to the rose garden.

The swimming pool pavilion is accessed from the wine room. The pool pavilion remains warm throughout the winter allowing pleasant swimming conditions irrespective of the weather. The pool has been completely refurbished and extended to 10 metres by 4 metres at a uniform depth of 1.3 metres, accessed by two sets of stairs. A new, state-of-the-art filtration system now operates using ozone, UV and a monitored chemical dosing system, producing exceptionally safe and clean water without the odour often associated with indoor pools. The gas-fired heating system is app controlled offering remote adjustment of the water temperature. Planning permission is in place to redevelop this area creating a substantial brick and glass two story structure, retaining the pool and providing significant additional space, potentially a games room or self-contained annexe.















# PROPERTY DESCRIPTION



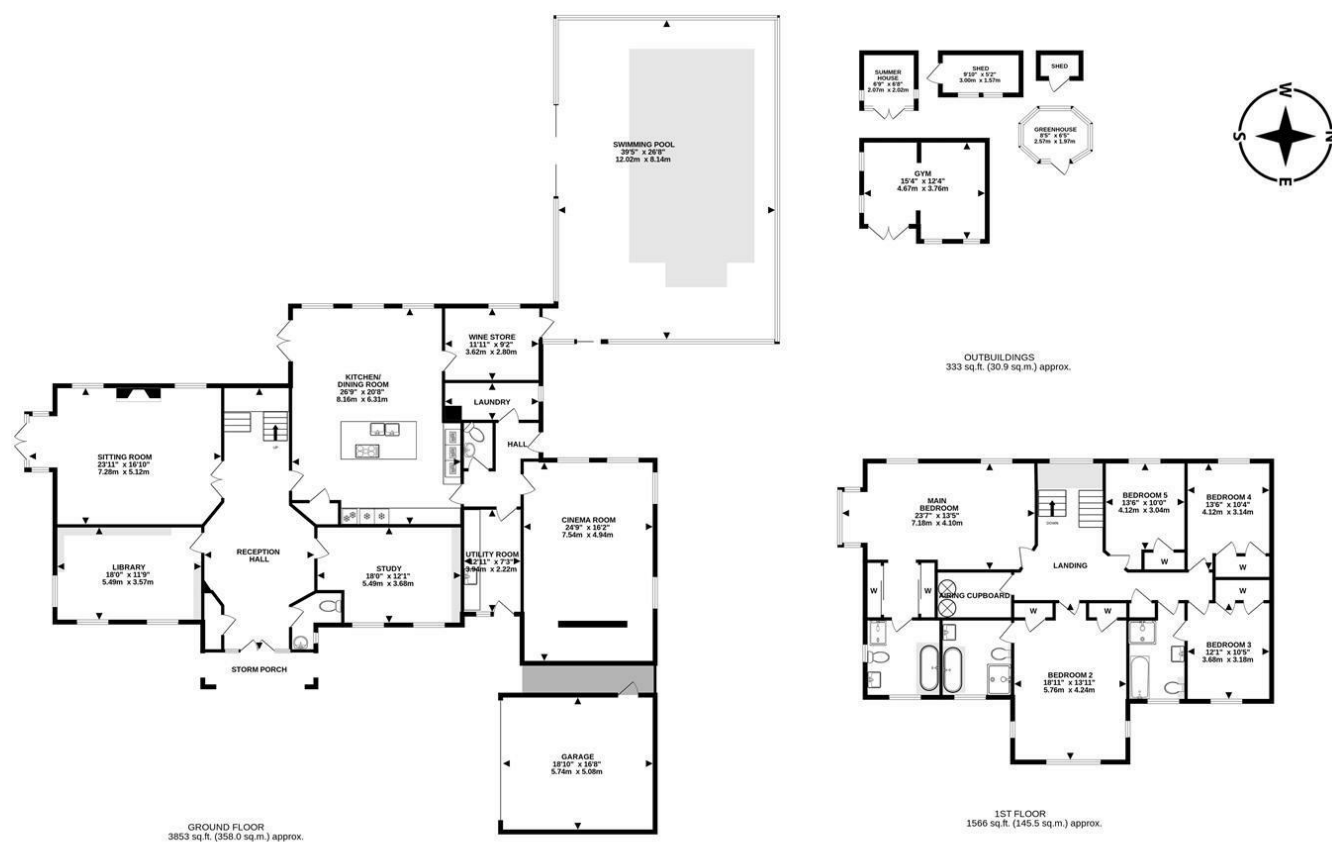
Upstairs, the principal bedroom enjoys dual-aspect views across the gardens and surrounding countryside. A dedicated dressing area with fitted wardrobes leads into a generously proportioned en-suite bathroom. The second bedroom is also served by its own en-suite bathroom and the three further bedrooms are served by the family bathroom. All bathrooms have underfloor heating. There is a large walk in airing cupboard.

Air conditioning has been installed in the principal and second bedrooms, the landing, the sitting room, the kitchen and breakfast area, and the cinema room. Upgrades have also been made to the wiring, plumbing, and mechanical systems, reflecting the owners' commitment to comfort, efficiency, and future-proofing.

The grounds have been thoughtfully reimagined to create a low-maintenance yet striking outdoor setting. An extensive replanting scheme has transformed the former kitchen garden into a formal rose garden, while a fully automated irrigation system now services the entire plot; controllable manually or via a weather-responsive app. A robotic lawn mower is currently being installed, further easing upkeep. The driveway has been resurfaced in distinctive pink 'Mall' tarmac, and bespoke fencing and mature trees provide both privacy and structure. A double garage sits to the side of the house. To the rear of the pool pavilion is a separate structure presently used as a gym which is heated and could alternatively be used as a home office. The property is secured by electric gates, Banham secure doors and a state of the art alarm and CCTV system.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(94 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

# Whistler House, Furze Hill

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: G

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