

Kennedys'

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Silver Trees, Waterhouse
Lane
Kingswood
KT20 6HU

Tucked away on a private, tree-lined driveway off Woodland Way, Silver Trees is a distinctive detached home built in the late 1950's, set on a generous plot, presented to the market for the first time in over 40 years. With over 3,700 sq ft of space, it offers exceptional scope to refurbish, extend or redevelop (STPP), including potential for two new homes. A rare chance to create something truly special in this sought-after village setting.

£1,500,000



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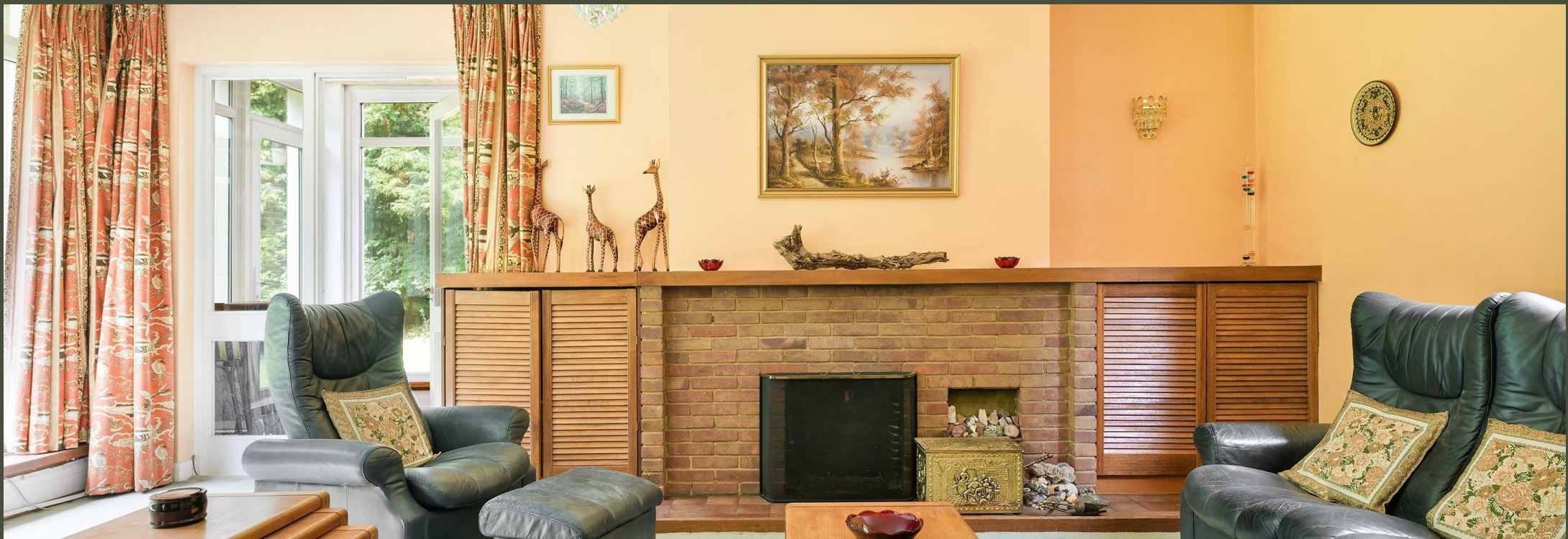
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6+

- 1970's Architectural Gem
- Private Tree-Lined Driveway
- Triple garage and additional single garage
- Scope for modernization or rebuild
- Accommodation spread over 3,766 sq ft
- Prime Kingswood Location
- Substantial plot
- Potential for dual dwellings (STPP)





PROPERTY DESCRIPTION

The common misconception about Kingswood properties, is that they are all huge modern mansions on small plots, each one occupied by some rich sportsman or overseas buyer. The reality, of course, is really very different, and Silver Trees is as good of an example as I can think to show just how diverse the Kingswood housing stock is. With its own tree-lined private graveled driveway leading from Woodland Way, one instantly gets the sense that they are about to see something just that little bit out of the ordinary, and you wouldn't be disappointed. What meets you, is a distinctive architect detached home, straight out of the seventies, and you just know that every element of this home will be genuine, probably with very few owners, and almost certainly the current owners have cared much for this absolute gem, over a time span of several decades. What follows as you enter Silver Trees just confirms your suspicions, with its sprawling layout and endless features, across a total footprint of 3766 sq ft, as the floor plan will demonstrate.

But there is so much more to this rare opportunity, and the options of what you can do to this site seem almost endless; from refurbishing and possibly extending (subject to local authority planning), to perhaps getting permission to replace the existing house with a new, bigger Silver Trees, or perhaps even look at the possibility of building two new homes on the plot, in place of the current one. And so it is with this overview, that we are delighted to offer what we believe to be the rarest of homes, all sitting within its private plot of close to 0.75 of an acre, situated on the edge of Kingswood village. For further information, to discuss the options further, or indeed to arrange to see the site in person, please contact Peter Kennedy, who is acting on behalf of the estate of the late owners.





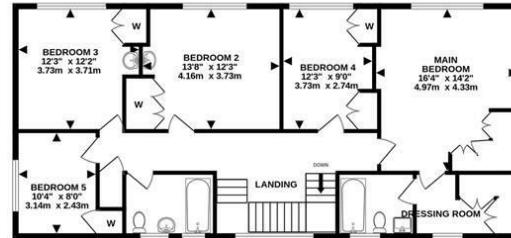




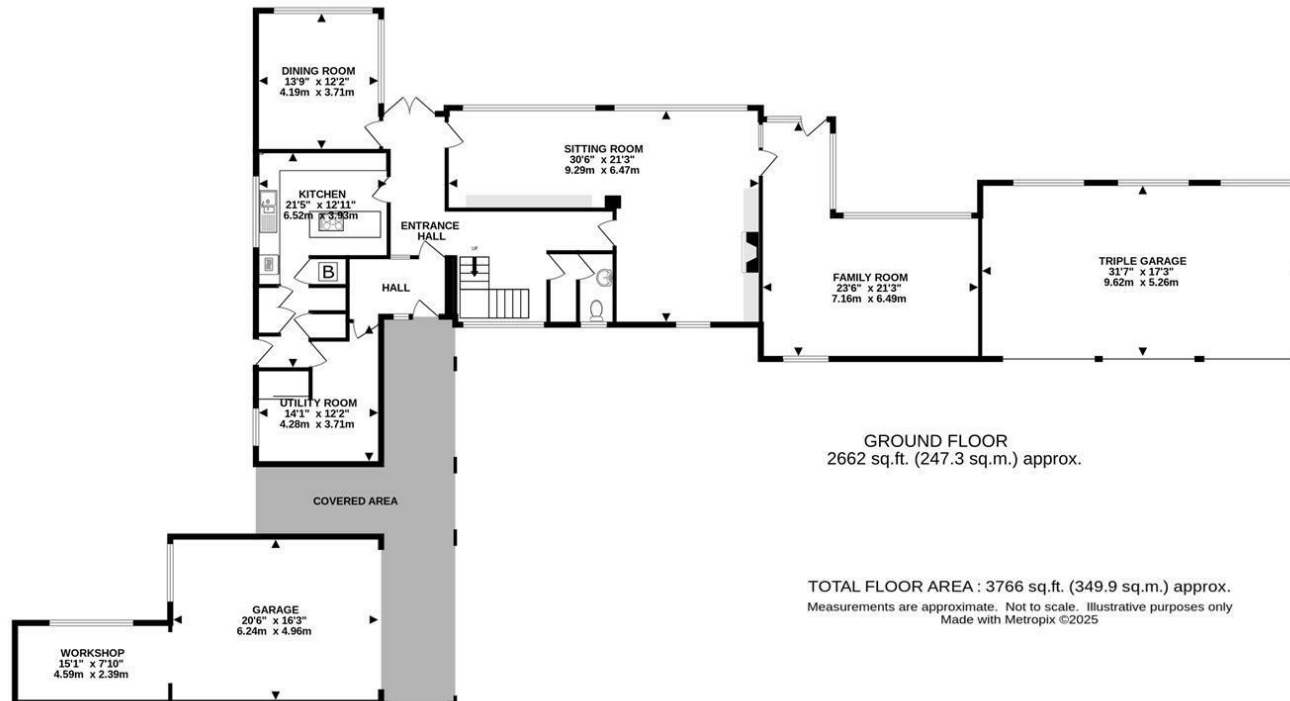
PROPERTY DESCRIPTION

The village of Kingswood

Kingswood offers a range of facilities including a village store, beauty salon, pet shop, travel agency, men's barbershop, Kingswood Arms public house and eatery and two local golf courses. The mainline station provides a regular service in to Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9. Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Aberdour, Chinthurst Prep school and Reigate Grammar. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and a wealth of restaurants. Nearby main towns include Reigate, Epsom and Sutton.



1ST FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



GROUND FLOOR
2662 sq.ft. (247.3 sq.m.) approx.

TOTAL FLOOR AREA : 3766 sq.ft. (349.9 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	42	71
EU Directive 2002/91/EC		

Silver Trees, Waterhouse Lane , 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: E
COUNCIL: Reigate and Banstead
TAX BAND: G

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