

# Kennedys'

01737 817718

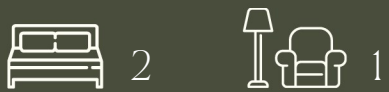
kennedys-ipa.co.uk  
@kennedysipa

2 Long Orchards, Copthill  
Lane, Kingswood, Surrey  
KT20 6HN

Spacious 2 bedroom, 2 bathroom  
ground floor apartment set within  
approximately an acre of beautifully  
landscaped, gated communal grounds.  
Located within walking distance of  
Kingswood Village and railway station,  
the property features a large open-plan  
living/dining room, modern  
kitchen/breakfast room, carport with  
storage, visitor parking, and secure  
entry.

\*Offered with no onward chain\*

## £669,950



- Two Bedroom Ground floor Apartment
- Modern Fitted Kitchen/ Breakfast room
- Private Patio and Terrace
- Around one acre of communal grounds

- Main Bedroom with en-suite
- Open-plan Living/Dining room
- Allocated Carport
- No onward chain!

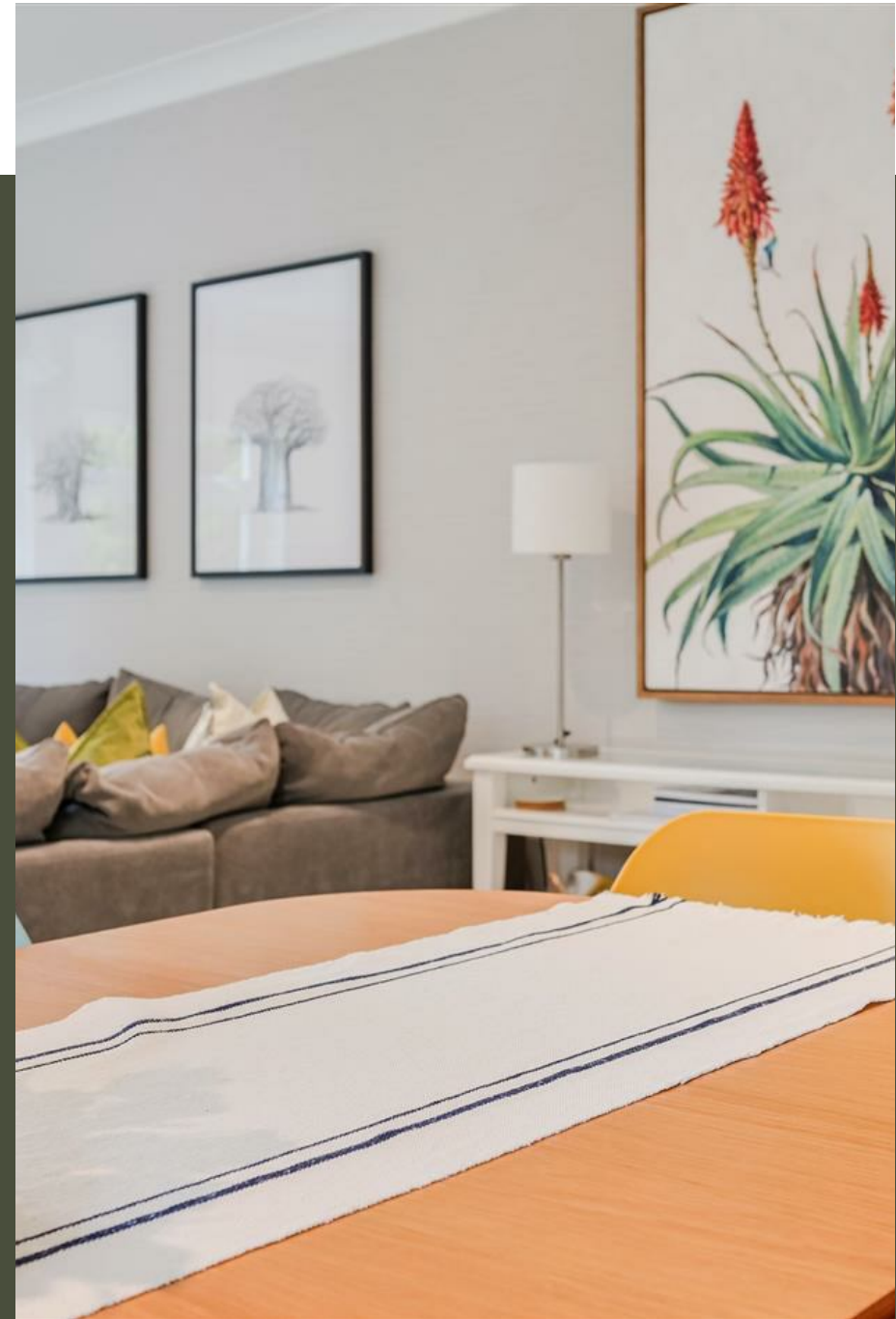




# PROPERTY DESCRIPTION

Located within approximately an acre of beautifully maintained and securely gated communal grounds, this expansive ground floor apartment offers a rare opportunity to enjoy spacious and private accommodation within a sought-after development. The property features two spacious double bedrooms, including a principal suite with en-suite facilities and access to a private covered patio, and a contemporary family bathroom. A stylish and modern fitted kitchen/breakfast room complements the generous layout, while the large open-plan living/dining room provides direct access to a private terrace and views across the immaculate communal gardens.

Additional features include an allocated carport with a private storage cupboard to the rear, a visitor parking bay, and a secure entry phone system, all contributing to both convenience and security. The apartment is ideally situated within walking distance of Kingswood Village, offering a range of shops, cafés, and restaurants, as well as Kingswood railway station with direct services to London in around 45 minutes. The development's beautifully kept grounds and peaceful setting provide a desirable lifestyle for those seeking low-maintenance living in a prestigious location. This property is offered with no onward chain, making it a highly attractive option for downsizers, professionals, or buyers looking for a secure and accessible home in a well-connected area.















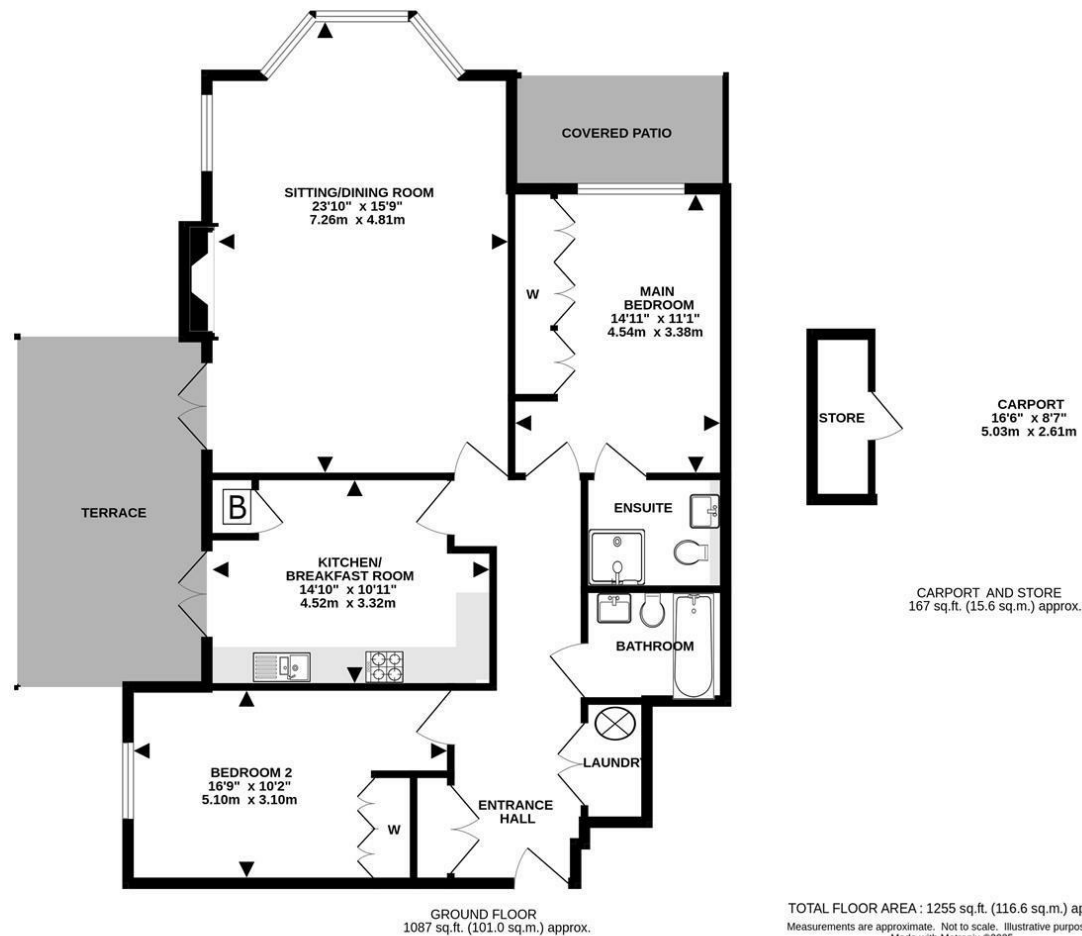
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## Location

The apartment enjoys a prime position close to the heart of Kingswood Village, a highly regarded residential area that offers a comprehensive selection of day-to-day facilities, including boutique retailers, cafés, and dining options. Kingswood Station provides regular services to London Bridge and Victoria in approximately 45 minutes, while Junction 8 of the M25 is just 1.7 miles away, offering excellent connectivity to the wider motorway network.

Both Gatwick and Heathrow airports are within easy reach, making this an ideal location for regular travellers. The surrounding area also offers a wealth of leisure options, with four prestigious golf courses nearby – Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Club. Equestrian enthusiasts will appreciate the local riding schools and stabling facilities, and the scenic Surrey countryside offers further opportunities for walking, cycling, and outdoor pursuits. This apartment presents an excellent opportunity to secure a comfortable and well-positioned home with a balance of lifestyle, convenience, and privacy.

For more information or to arrange a viewing, please contact Andy Kennedy or a member of our sales team on 01737 817718.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 174 plus)                                   | A |                         |           |
| (81-91)                                     | B | 80                      | 80        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Mid energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

# 2 Long Orchards, Copthill Lane

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: F

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.



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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

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