

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Jasmine House, Alcocks  
Lane  
Kingswood  
KT20 6BA

Jasmine House is an expansive property with over 5,000 sq ft of living space and 0.6 acres of land, offering endless potential. With a versatile layout and potential to improve, this home promises exceptional future value and opportunities.

£1,500,000



7



6



5



6+

- Substantial family home
- 5 bathrooms
- Viewing by appointment only

- 7 bedrooms
- On the market for the first time in 50 years
- Opportunity to improve









# PROPERTY DESCRIPTION

When the current owners bought Jasmine House, I'm not sure even they would have imagined what the fairly modest detached home they then owned would look when the day came to sell it. Roll forward some 50 years, and Jasmine House is now the end product of a number of extensions through the 70's and 80's, each adding their own dynamic, and each contributing to creating the substantial, adaptable home that it is today. With seemingly endless rooms and opportunities, with just under 5000 sq ft of footprint and some 300 plus sq ft of outbuildings. The configuration of the accommodation makes it difficult to describe, such is the layout and flexibility of the space, so we would suggest referring to the floor plan, but if you are looking for a home that offers opportunities for two generational living, maybe a family with additional needs, or a home that can also incorporate additional space from which to run a business, perhaps even an Airbnb, then Jasmine House is worth exploring. Yes, it requires work and money to refurbish and revitalise this exceptional home, but it is a home that we believe will pay back amply in return, on every level, and are excited to see what the future holds for Jasmine House.

Whilst the virtues of the house itself are plentiful, it would be remiss of us to not talk with as much enthusiasm about the plot, both in terms of its location, size and yes, potential. Located on a bold plot of some 0.6 of an acre, with the rare benefit of dual driveway entrances, all of which is slightly elevated from the road, this is one of the largest remaining plots on this side of Kingswood, and it is also conveniently located on the edge of the village, giving easy access to the parade, and Kingswood train station.















# PROPERTY DESCRIPTION

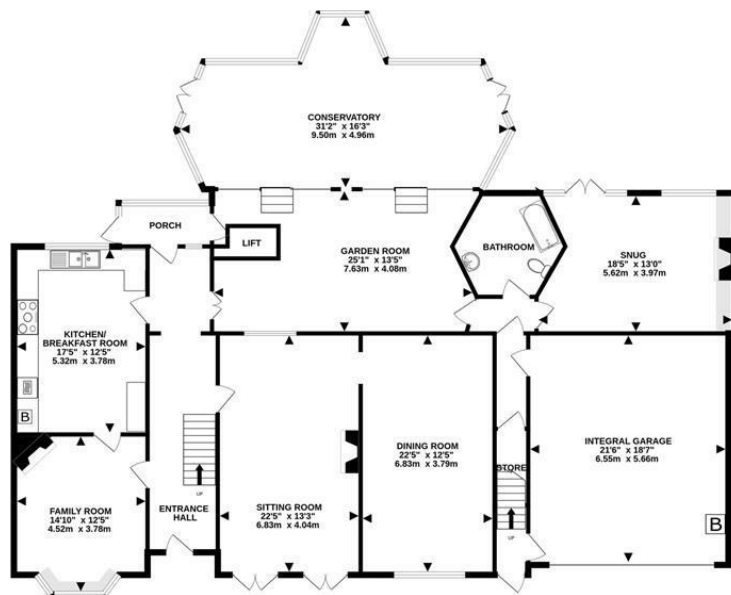
Kingswood village offers a charming mix of amenities including a convenience store/post office, travel agent, hair salon, beauticians, and the popular Kingswood Arms pub. Kingswood Station provides a reliable commuter service into central London in approximately 45 minutes.

Families will appreciate the range of excellent local schooling, including Chinthurst, Aberdour, and Kingswood Primary, with Reigate Grammar, Micklefield, and Dunnottar a short distance away in Reigate. Recreationally, the area boasts several premier golf clubs Kingswood Golf & Country Club, Walton Heath, and the RAC as well as nearby horse-riding schools and stables in Kingswood, Chipstead, Tadworth, and Walton-on-the-Hill.

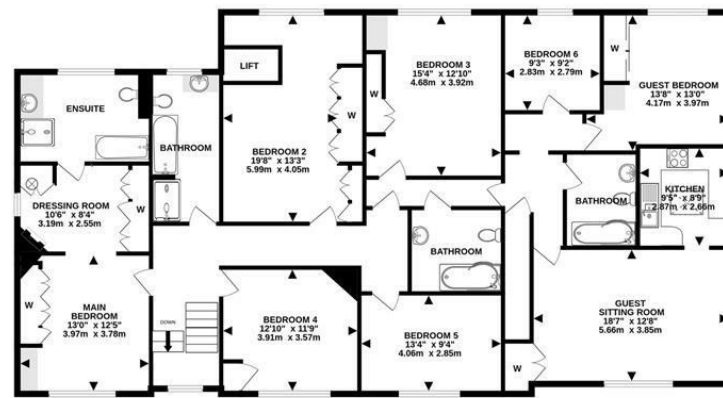
For a wider range of shopping and dining, the towns of Banstead and Reigate are both within four miles, offering an appealing blend of independent boutiques, high-street names, and supermarkets. The M25 (Junction 8) offers convenient access to the wider motorway network, as well as both Gatwick and Heathrow airports.

To arrange a viewing or for further information, please contact a member of the Sales team on 01737817718

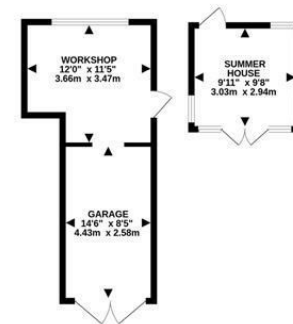




GROUND FLOOR  
2634 sq.ft. (244.7 sq.m.) approx.



1ST FLOOR  
2206 sq.ft. (204.9 sq.m.) approx.



OUTBUILDINGS  
346 sq.ft. (32.1 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	51
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 5185 sq.ft. (481.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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TENURE: Freehold

EPC RATING: E

COUNCIL: Reigate & Banstead

TAX BAND: H

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[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