

Kennedys'

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Cedar House, Lovelands Lane
Lower Kingswood
KT20 6XG

As ever, when local developers *The Lime Group* speak, we listen. Their latest project on Lovelands Lane is a gorgeous 5 bedroom detached family home, surrounded by countryside, benefitting from their expert craftsmanship and commitment to creating aspirational homes.

£1,750,000



5



4



4



5

- Newly renovated detached family home
- 4 Bathrooms
- Elegant, tasteful finishes throughout
- Large carriage driveway
- No onward chain

- 5 Bedrooms
- Bespoke cabinetry throughout
- West facing plot of just under half an acre
- Semi-Rural location
- Built by local Builders with the highest reputation





PROPERTY DESCRIPTION

Upon entering, you are welcomed into a spacious hallway that sets the tone for the home's contemporary yet warm aesthetic. The kitchen / dining room is a showpiece, featuring their signature cabinetry, and limestone flooring bringing a touch of the Cotswolds to the heart of the Surrey Hills. Adjacent to the kitchen is a sitting room, separated from a study by a striking Crittall glass wall, allowing natural light to flow while maintaining defined spaces. The ground floor also includes a practical utility area, boot room (perfect for the dogs!) snug and W/C, completing a floor designed for everyday living and entertaining.

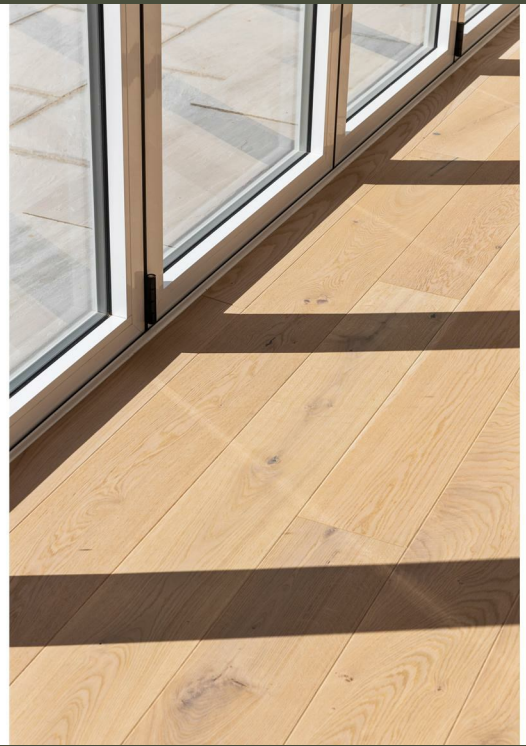
Upstairs, the property offers five generously proportioned bedrooms. The principal bedroom benefits from a luxurious en-suite bathroom a clever built-in storage space alongside the jewel in the crown, a roof terrace, commanding views over fields to the rear. A second double bedroom also features its own en-suite, as does a third, while the remaining two bedrooms are served by a well-appointed family bathroom, providing comfort and convenience for all occupants. Each room has been carefully designed to maximise light and space, with high-quality finishes continuing throughout.

The house benefits from all of the modern comforts you would expect including underfloor heating on the ground floor, electric car charging point. There is also a 10 year structural warranty to provide you some peace of mind.

The property sits on a generous plot; a carriage driveway framed by classic farm fencing enhances its impressive curb appeal and makes it stand out on the road. The house is prepared for a green thumb owner, with an outdoor W/C, garden store, and double garage ready to provide you with all you need to maintain the vast west facing Garden. The garden is a true highlight, offering a great size and backing directly onto open fields, providing privacy and a serene connection to the surrounding countryside, a perfect backdrop for relaxation or









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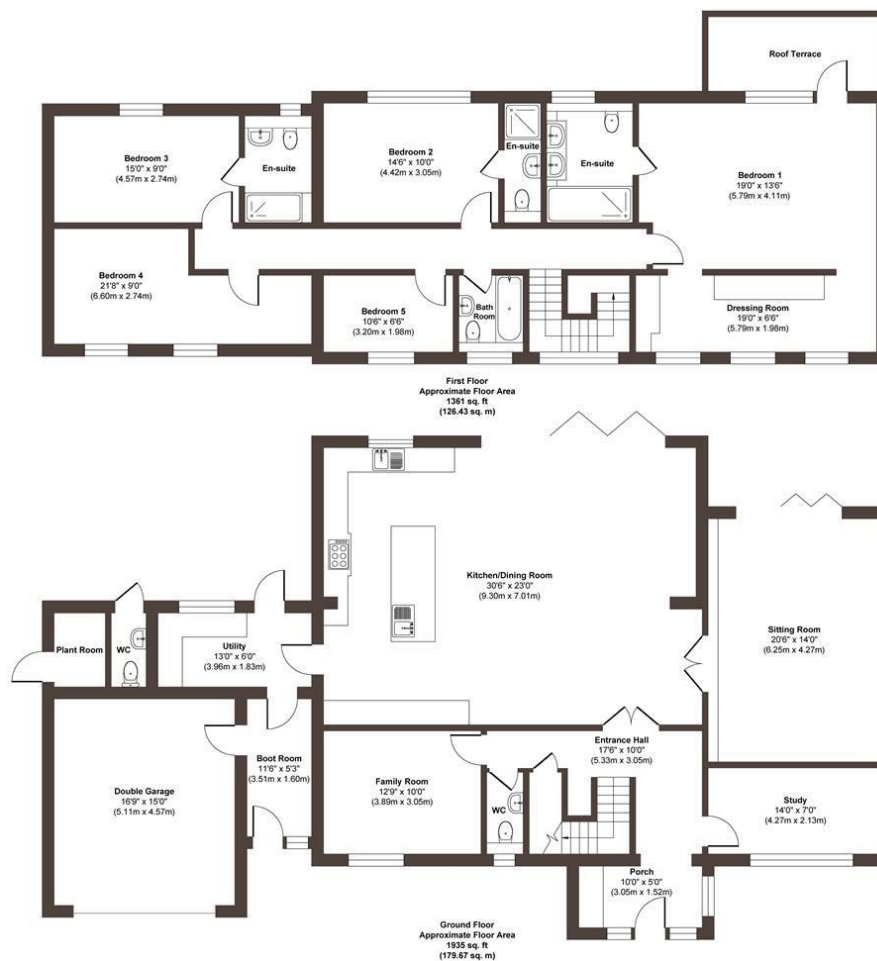
outdoor entertaining.

This home is more than just a residence; it is a statement of quality, craftsmanship, and contemporary living. With every detail handled by Lime and no expense spared, the property is immaculate and ready to enjoy from the moment you step through the door.

Lovelands Lane is nestled between the village of Chipstead and Reigate town. It's surrounded by countryside and scenic walks, providing a peaceful, green setting with strong connections to London via nearby train stations and the A217/A23.

Intrigued? Get in touch with our team on 01737 817 718 or sales@kennedys-ipa.co.uk

A large, stylized white signature or logo, possibly representing the initials 'KIP', is positioned in the bottom left corner of the page. The signature is fluid and modern, with a long, sweeping tail.



Approx. Gross Internal Floor Area 3296 sq. ft / 306.10 sq. m (Including Garage & Excluding WC/Store)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	76	
(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		

Cedar House, Lovelands

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:

TAX BAND:

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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