

Kennedys'

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Beech House, 17,
Woodland Way
Kingswood
KT20 6NX

A stunning architect-designed 5-bedroom detached house from the 1970s, located on a picturesque plot of about ½ an acre in this highly desirable Kingswood location complete with planning permission for a substantial extension and redesign.

£1,495,000



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- Planning permission in place for full renovation programme
- Garage with work shop and eaves storage
- Outdoor swimming pool heated via solar panels
- Premier location in Kingswood

- Five bedroom detached architect designed family home
- South facing rear garden
- Good sized plot
- * Viewing by Appointment Only*





PROPERTY DESCRIPTION

Full Description

This architect-designed, bespoke-built 5-bedroom detached home sits on a beautiful plot of approximately half an acre in one of Kingswood's premier locations. Retaining many of its original 1970s features, which have been carefully maintained by the current owners, the property also benefits from planning permission to substantially extend and redesign, with full plans available — offering a rare opportunity to create a truly exceptional residence.

The ground floor includes a large enclosed entrance porch leading into a generous hallway, with open staircase, feature window, and exposed brickwork. To the rear, the main reception room is exceptionally spacious and light-filled, naturally divided into sitting and dining areas, both opening through sliding aluminium doors onto the secluded south-facing garden. The kitchen is accessible from both the dining area and hallway, complemented by a utility room with further storage and side access to the garden, garage, and workshop. Additional ground floor features include a guest WC, large cloaks cupboard, and a TV/snug room to the front.

Upstairs, five bedrooms with fitted wardrobes are served by two bathrooms and a separate WC. The master bedroom enjoys its own en-suite with both bath and shower, while the landing provides access to storage cupboards and the loft.

Externally, the property enjoys a south-facing garden with a refurbished solar-heated swimming pool, large patio, and established lawn. A double garage, pool room, and workshop sit to one side of the house, with a summer house at the end of the garden and gated access to the other.

The location is highly desirable, with numerous possibilities and potential to extend (STPP). The area is well-served by both state and independent schools for all ages, including Epsom College, St John's Leatherhead, Aberdour, Chinthurst, Dunottar, and Reigate Grammar. The area also provides excellent sporting and leisure facilities, including racing at Epsom and championship golf at Kingswood, Walton Heath, and the RAC Club. Many good walks are close at hand, as are horse riding paths throughout Walton Heath, Epsom, Chipstead, and Headley.







PROPERTY DESCRIPTION



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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 & Banstead
TAX BAND: H

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