

Kennedys'

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Wynwood House, Warren
Drive
Kingswood
KT20 6PY

A stunning six-bedroom contemporary home of over 7,500 sq. ft on the prestigious Kingswood Estate. Featuring elegant living spaces and exceptional amenities including a pool, gym, and outdoor kitchen, it offers the perfect blend of luxury, privacy, and modern design.

£3,250,000



6



5



7



5+



- 6 bedroom suites, including a principal suite with terrace and dual dressing room
- Grand reception hall with formal dining, sitting room, and study
- Top floor with fifth suite and games/cinema room
- Prestigious Kingswood Estate location on exclusive Warren Drive
- Finished to an exceptional standard with premium materials and craftsmanship throughout
- 7,524 sq. ft of elegant, contemporary living space
- Expansive kitchen, breakfast, and family room for entertaining
- Exceptional amenities: triple garage, pool, gym, and outdoor kitchen/grill house
- Private driveway leading to a striking modern home built in 2013
- *No Onward Chain*



PROPERTY DESCRIPTION

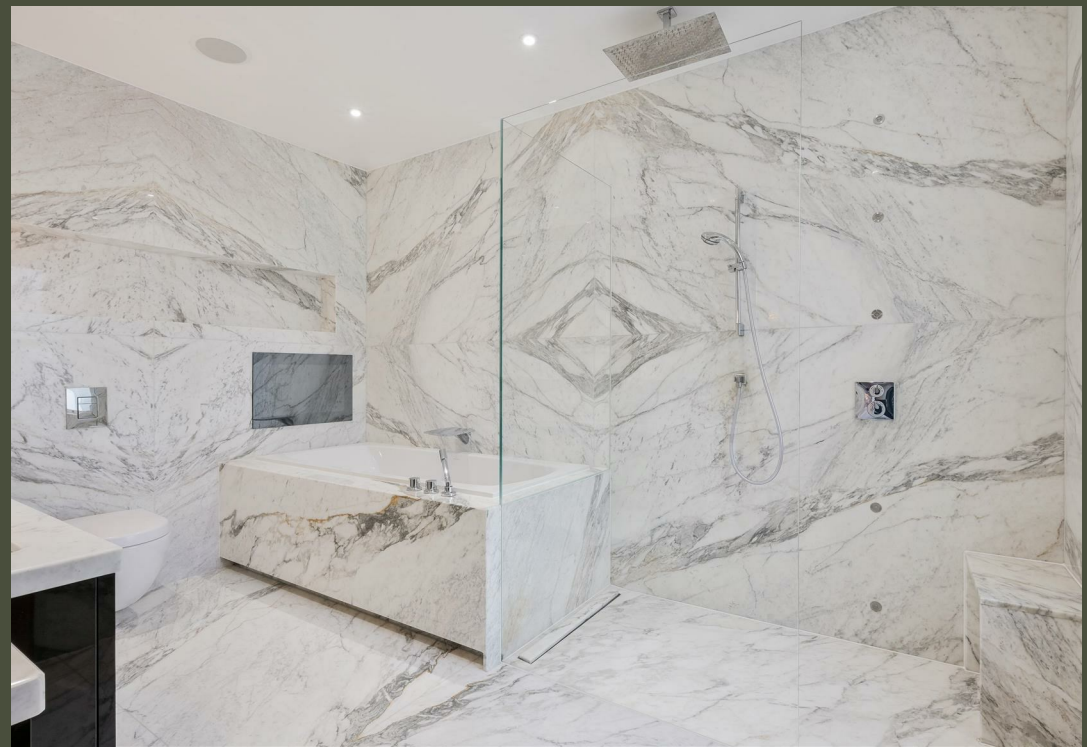
Wynwood House is located in the heart of the prestigious Kingswood Estate, along the highly coveted Warren Drive. The long private driveway offers exceptional privacy and exclusivity, leading to a striking modern residence completed in 2013 and finished with beautifully considered contemporary detailing.

Extending over 7,524 sq. ft, this remarkable home combines architectural elegance with a sense of scale and balance that immediately impresses. Every element has been curated to deliver refined comfort and style, from the grand proportions and natural flow of light to the quality of materials and craftsmanship throughout.

The reception hall sets an impressive tone, leading to a collection of beautifully appointed living spaces, including a formal dining room, sitting room, and private study. At the heart of the home lies the expansive kitchen, breakfast, and family room, a space designed to blend sophistication and functionality, creating an exceptional environment for both relaxation and hosting on a grand scale.

The first floor is home to four generous bedroom suites, each with a distinctive character and luxurious finish. The principal suite offers a true sense of retreat, featuring dual dressing rooms, a private roof terrace and a beautifully appointed en suite. The second floor provides further versatility, comprising a fifth bedroom suite, a spacious games/ cinema room.







PROPERTY DESCRIPTION

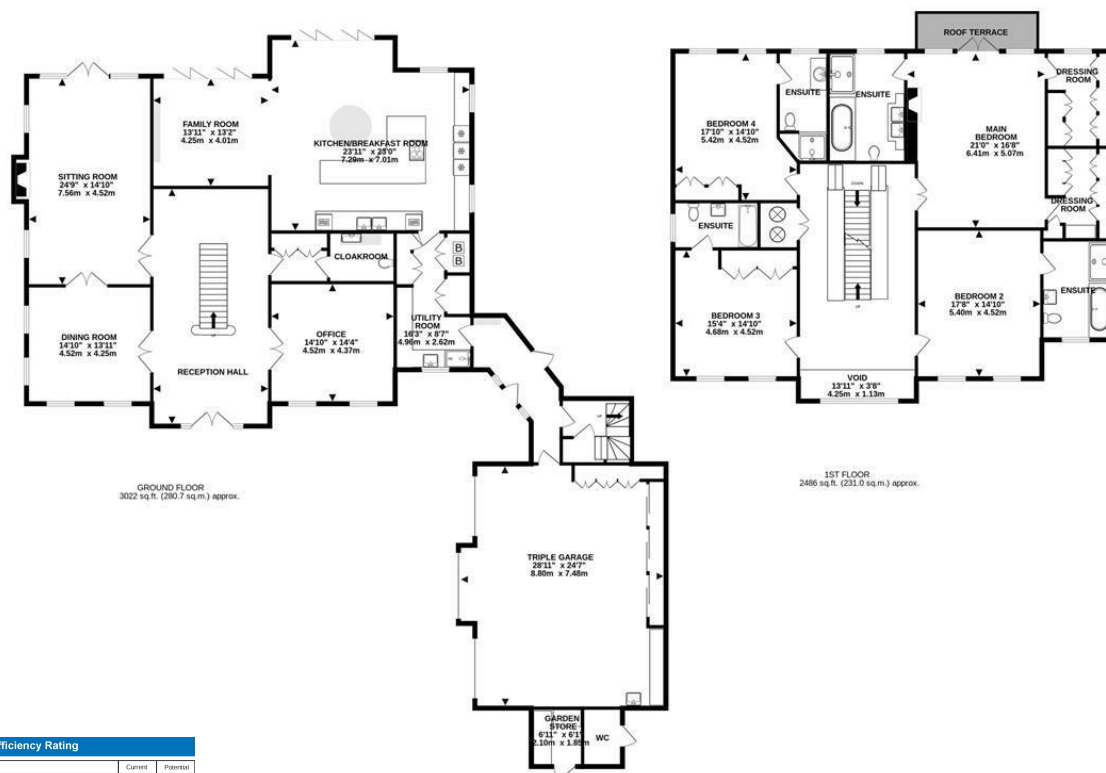
The property's life style amenities are exceptional. the triple garage provides secure parking and additional storage and additional storage above the garage ideal for guests, while the impressive pool complex features an outdoor swimming pool, a dedicated pool house with gym and shower facilities and a grill house with a fully equipped outdoor kitchen, creating a seamless seamless connection between leisure and luxury living.

Set within one of Kingswood's most exclusive private estates, Wynwood House represents a rare opportunity to acquire a residence that perfectly blends architectural presence with understated sophistication. Designed and finished with an unwavering commitment to quality, it offers a truly refined living experience in one of Surrey's most sought-after addresses.

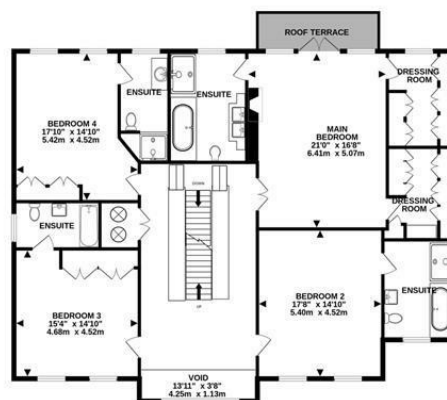
The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salons, café, restaurants, and of course the Kingswood Arms public house. There are two local golf courses to choose from, as well as a selection of private and State schools, all within easy reach. The villages of Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

For more Information or to arrange a private viewing please contact our sales team on 01737817718





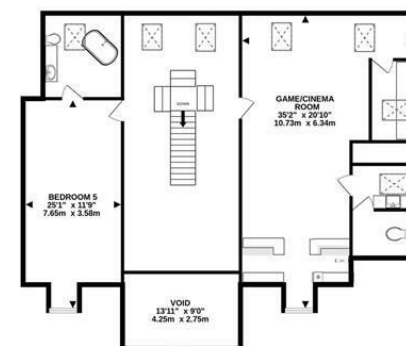
GROUND FLOOR
3022 sq. ft. (280.7 sq. m.) approx.



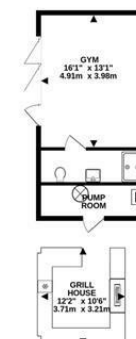
1ST FLOOR
2486 sq. ft. (231.0 sq. m.) approx.



2ND FLOOR
1571 sq. ft. (146.0 sq. m.) approx.



OUTBUILDINGS
445 sq. ft. (41.4 sq. m.) approx.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83 85
(69-80) C	
(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

TOTAL FLOOR AREA : 7524 sq.ft. (699.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Wynwood House, Warren Drive

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: B
COUNCIL: Reigate and Banstead
TAX BAND: H

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