

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Waterhouse Lane
Kingswood
KT20 6LB

This beautifully crafted four-bedroom semi-detached home extends to just under 2,500 sq ft, it provides exceptional living accommodation arranged over three stylishly designed floors. Its privileged position provides an enviable semi-rural outlook with tranquil views across open fields and grazing horses, while retaining excellent access to the amenities and rail links of Kingswood village. Part exchange considered*

£1,275,000



4



1



3



2



- Stunning 4-bedroom home by Macar Bespoke
- Crittall-style doors, oak detailing & herringbone flooring
- Beautiful countryside views over fields with horses
- Final Plot remaining

- High-end finish with bespoke kitchen and luxury bathrooms
- Prime Kingswood location near schools, golf & London links
- Part Exchange considered*



PROPERTY DESCRIPTION

The property has been constructed by renowned local developers Macar Bespoke, whose commitment to exemplary craftsmanship and detail is evident throughout. A welcoming entrance hall leads into the elegant front sitting room, designed as a refined yet comfortable space. The impressive kitchen, dining, and family room extends across the rear of the property and has been thoughtfully designed to function as the heart of the home. It features a handcrafted Krieder kitchen with Quartz Calacatta work surfaces and concealed pelmet lighting, while oversized oak internal doors and Crittall-style steel doors and screens connect the living spaces with a sense of architectural drama. Large glazing invites natural light and provides seamless access to the professionally landscaped rear garden. Underfloor heating runs throughout all floors, and high-quality Amtico herringbone flooring enhances the ground floor living spaces, complemented by luxurious Abingdon carpets to the lounge, stairs, and bedrooms. Premium porcelain tiling and Villeroy & Boch sanitaryware are installed in every bathroom, reflecting the considered luxury of the specification.

The first floor hosts three beautifully proportioned bedrooms including a generous main suite with a dedicated dressing area and a well-appointed en suite. Two further double bedrooms on this level share a stylish family bathroom. The second floor provides an additional exceptional suite, arranged as a large double bedroom with its own en suite bathroom and useful eaves storage, offering excellent flexibility for guests, older children, or those seeking a private workspace.

The home benefits from PV panels with battery storage, providing greater energy efficiency, together with a ground floor ceiling height of nine feet and eight feet six inches on the upper floors, creating a wonderful sense of scale and airiness throughout. The staircase features oak handrails with striking black metal spindles, reinforcing the home's elegant modern aesthetic.

** Please note that some of these photos are of the show home **







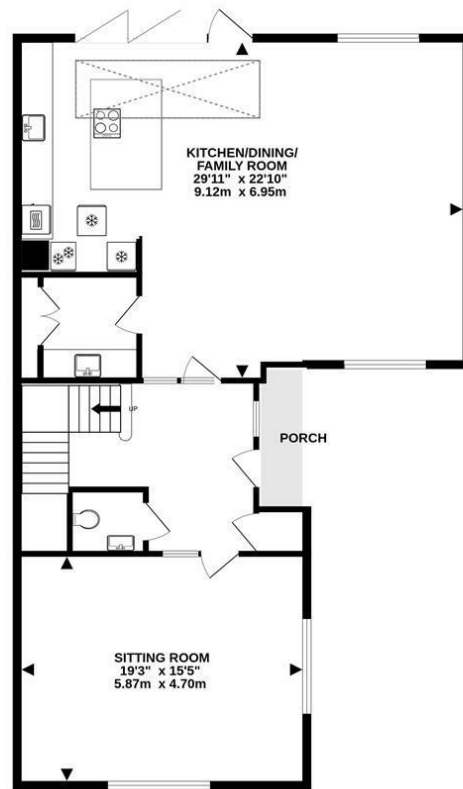


PROPERTY DESCRIPTION

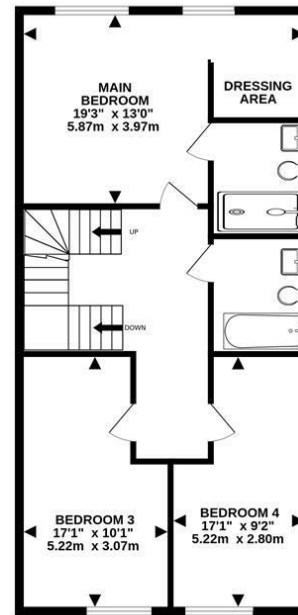
Positioned on the edge of one of Surrey's most desirable villages, the property offers both convenience and lifestyle appeal. Kingswood village provides a selection of local amenities including a convenience store, post office, travel agent, hair salon, beauticians, and the popular Kingswood Arms pub. Kingswood Station offers a regular commuter service into central London in approximately forty-five minutes. The area benefits from excellent educational options such as Chinthurst, Aberdour, and Kingswood Primary, together with leading independent schools including Reigate Grammar, Micklefield, and Dunnottar located a short distance away in Reigate. Leisure pursuits are well catered for, with prominent golf courses including Kingswood Golf & Country Club, Walton Heath, and the RAC, along with numerous equestrian centres in Kingswood, Chipstead, Tadworth, and Walton-on-the-Hill. The nearby towns of Banstead and Reigate provide an extensive selection of shopping, dining, and supermarkets, while the M25 at Junction 8 delivers efficient access to the wider motorway network and both Gatwick and Heathrow airports.

This exceptional property offers a rare opportunity to secure a substantial, architecturally distinguished home of outstanding quality in a highly sought-after Surrey location. To arrange a private viewing please contact the sales team on 01737 817718.

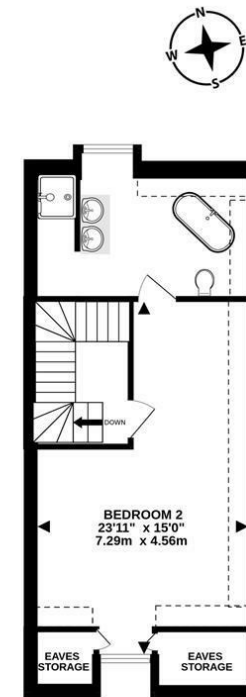
*Part exchange considered subject to terms and conditions. The price differential must exceed £300,000 to qualify.



GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



2ND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

TOTAL FLOOR AREA : 2473 sq.ft. (229.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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	

Waterhouse Lane,

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TENURE: Freehold

EPC RATING:

COUNCIL:

TAX BAND:

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kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

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