

# Kennedys'

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Willow Lodge,  
Woodland Way  
Kingswood  
KT20 6NN

Large plots on the Warren within the prestigious Kingswood Estate are few and far between these days, which makes this charming 5 bedroom property boasting an indoor pool alongside a variety of outbuildings on just shy of an acre a rather rare find indeed.

£2,695,000



5



3



4



6+



- Attractive family home of just under 6000 sqft
- Spacious accommodation throughout
- Large terrace and separate garden chalet
- Main and second bedrooms en suite
- Large Kitchen Diner
- Set on exceptional plot of just under 1 acre
- Stunning mature gardens with excellent entertainment space
- Indoor Swimming Pool
- Formal dining room
- Close to Kingswood station and village amenities







# PROPERTY DESCRIPTION

Nestled in the heart of the sought after Kingswood Warren, and sat back on its own private, gated plot of just under an acre, is a family home which hides its size and versatility behind its attractive fascia, offering a total footprint of both internal and external areas of just under 6000 sq ft.

Willow Lodge is a rare beast amongst the majority of its prestigious neighbourhood, with a great balance between internal and external space that provides much of the aforementioned versatility. The living space offers accommodation over two floors, with a large welcoming reception hall setting the tone, whilst the remainder of the ground floor comprises of a 26'7 long double ended sitting room, dining room, family room, study, open plan kitchen/breakfast room, utility room, cloakroom, and access to the indoor swimming pool complex with shower and plant rooms. To the first floor are 5 good size bedrooms, with en-suites to the main and second bedrooms, with three further bedrooms are served by a large family bathroom.

To the outside, Willow Lodge is approached through private gates, on to a brick paved private drive, flanked by sweeping lawns and giving access to a forecourt area and a barn style triple garage with garden store. To the rear, the garden is truly one of the highlights of this home, with an expanse of lawn enjoying a dramatic backdrop of woodlands and established herbaceous borders, not to mention large terracing, ideal for entertaining friends and family. But if all that wasn't enough, I have probably left the best to last; namely the detached chalet, which is the perfect building for so many different activities, be they entertaining, social, work or just well-being. With a large covered area and currently being divided in to two areas, this will be the envy of many, along with the breeze house, grill cabin and additional garden shed.













# PROPERTY DESCRIPTION

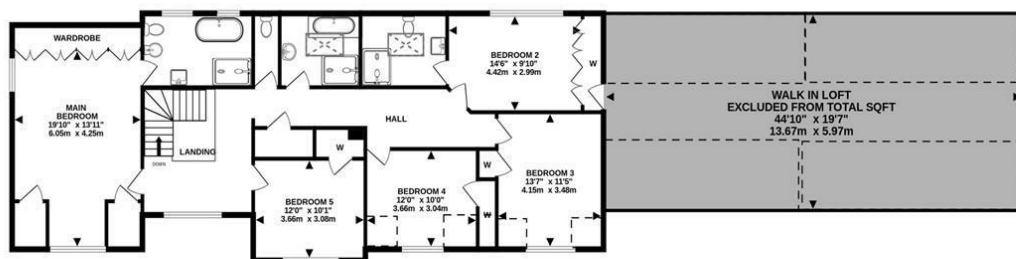


Willow Lodge is located within the Kingswood Warren Private Estate. Kingswood offers a range of facilities including a village store, beauty salon, pet shop, travel agency, men's barbershop, Kingswood Arms public house and eatery and two local golf courses, with Kingswood Golf Club being literally "round the corner" and only a short walk away. The mainline station provides a regular service in to Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9. Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Abdour, Chinthurst Prep school and Reigate Grammar. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and a wealth of restaurants. Nearby main towns include Reigate, Epsom and Sutton.

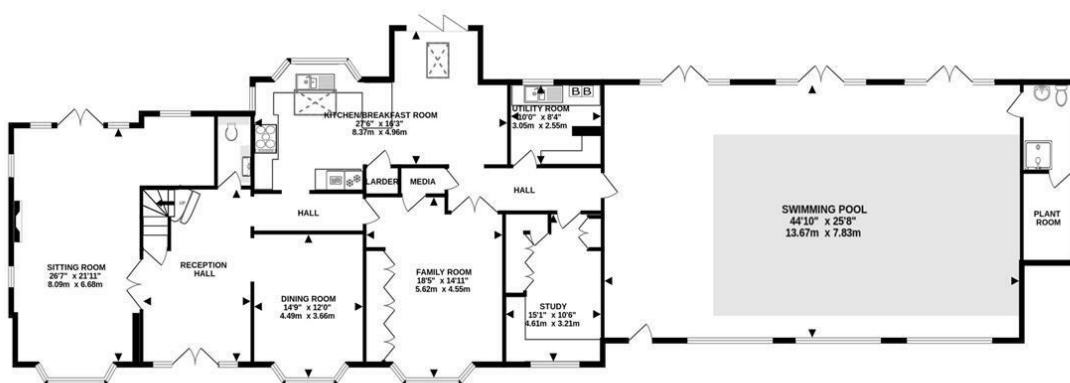
We hope to have painted an accurate picture of Willow Lodge, together with the excellent photography that we are able to show; but of course, nothing beats seeing it for yourself, so if you have any questions, need further information or indeed wish to arrange to see the house, please contact Peter Kennedy or a member of our sales team.

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping line.



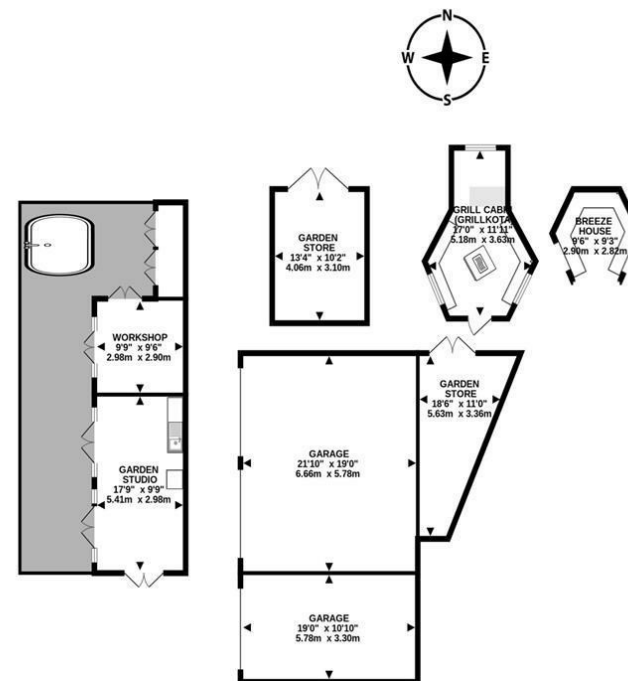


1ST FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.



GROUND FLOOR  
3025 sq.ft. (281.0 sq.m.) approx.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-28) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 75      | 81        |
| EU Directive 2002/91/EC                     |         |           |



OUTBUILDINGS  
1387 sq.ft. (128.8 sq.m.) approx.

TOTAL FLOOR AREA : 5850 sq.ft. (543.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

# Willow Lodge, Woodland Way

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: Reigate and Banstead

TAX BAND: G

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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