

# Kennedys'

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Fairlawn  
The Glade  
Kingswood  
KT20 6LL

This fabulous five bedroom detached period property has been fully renovated by the current owners, adding a swimming pool and pool house making for an ideal family home located in one of Kingswood's premier roads. The property comes with approved planning permission to build a single storey side and rear extension.

£2,750,000



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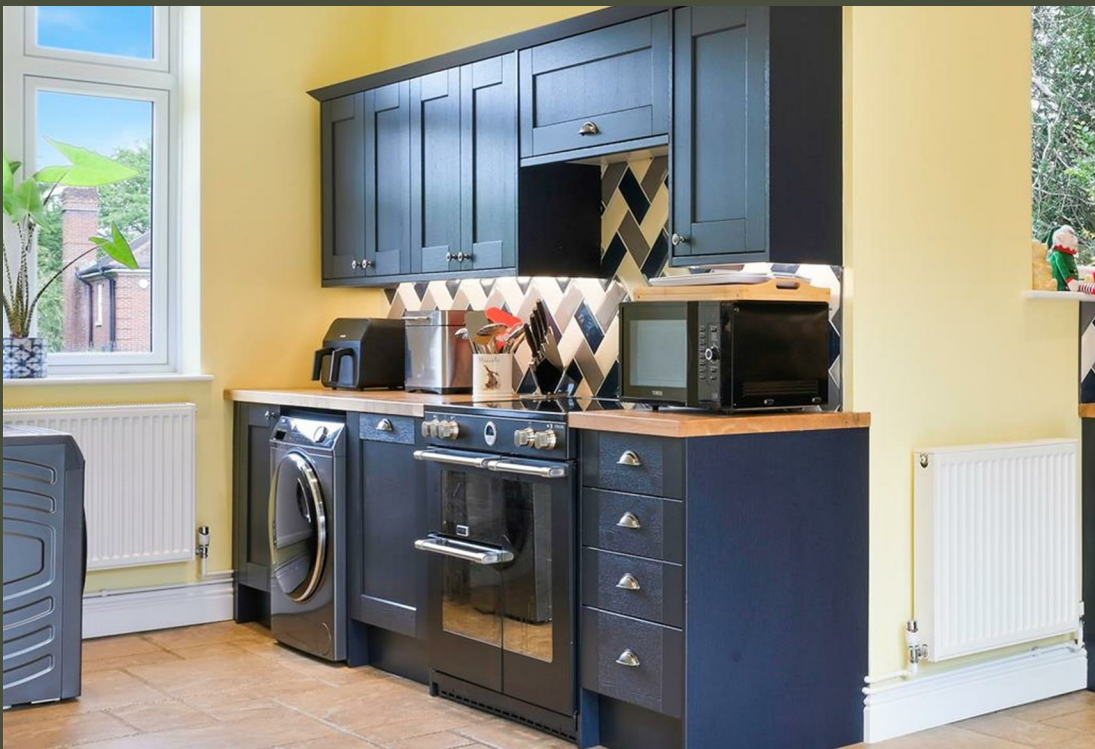


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- Beautifully refurbished detached period property located in a private Kingswood Road
- Five bedrooms
- Kitchen/breakfast room
- Dining room
- Sitting room with feature fireplace
- Spacious hallway with original parquet flooring
- Wealth of original period features throughout
- Extensive gardens with pool, pool house and covered dining area
- Garage and off street parking for several cars
- Property comes with approved planning permission to build single storey side and rear extension

EPC: D



# PROPERTY DESCRIPTION

We were delighted to sell Fairlawn to the current owners only a few years ago, and Peter Kennedy has been in regular contact with our clients over that period, watching and admiring the constant work and improvements that have been made in almost every aspect of the property, not only inside, but just as importantly in the external areas and landscaping.

In fact, this is not the first time the Kennedys' have worked with the owners, as we acted for them and sold their previous home in Tadworth, so we are familiar with their consuming desire to do things right, not cut corners, to think through things with a clear mind and then execute with great style. So it is of no surprise that they have done exactly that to Fairlawn, but on another whole level. It is genuinely hard to know where to start, with the extensive list of improvements extending as long as the proverbial arm, but if you think of it, they've probably done it. From flooring, to lighting, hand built furniture, beautiful new bathrooms, and a stylish new décor throughout, everything is of an exacting standard.

Fairlawn offers a total of some 4,300 sq ft including garage and outbuildings, with the living accommodation being laid over three floors, offering 5 bedrooms, with luxury en-suite to the main bedroom, family bathroom and including a guest suite to the top floor. To the outside, the property is approached via a set of newly built private gates, with intercom security, giving access to an open and generous driveway and the detached garage. The extensive gardens, which measure some 0.59 of an acre, have been landscaped by the owners, including a recently installed swimming pool, covered dining area, pool house, garden store, new turf, extensive planting and more beside.







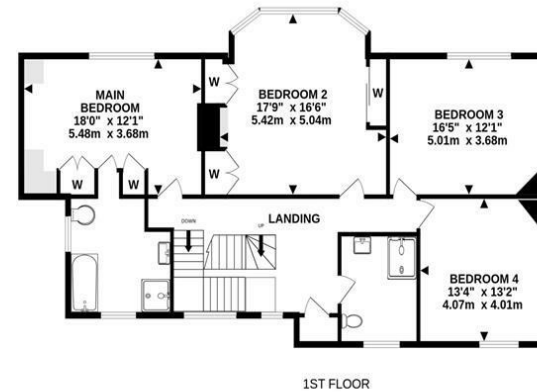
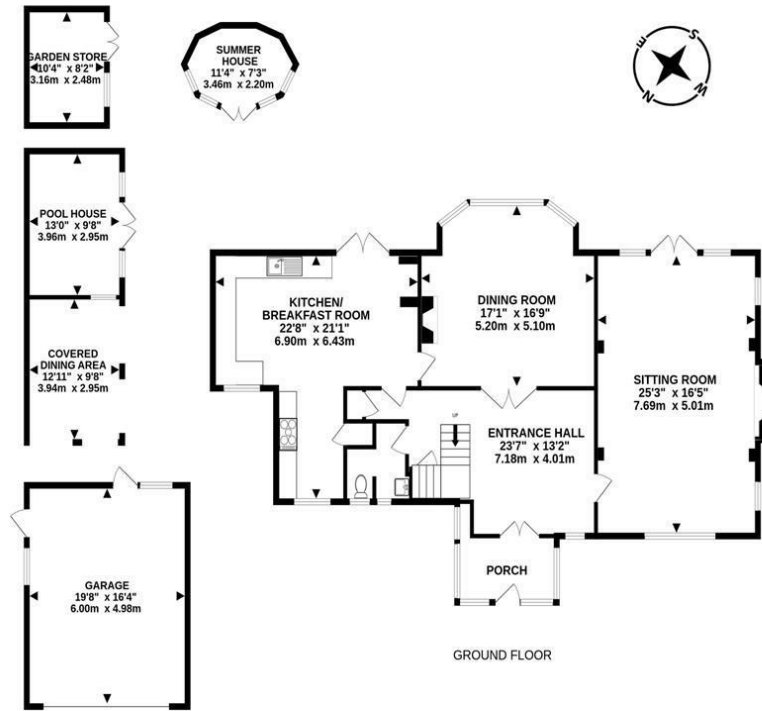
# PROPERTY DESCRIPTION

We hope that you've heard enough to want to come and see this beautiful home, which set in one of the most sought after private roads in Kingswood, close to the village and everything it has to offer. We have gone to great lengths to also provide further visual clues by providing an extensive range of high quality photographs, together with a video reel which gives you a great insight, so if you would like to arrange a private viewing to be arranged, or you have any further questions, please contact a member of our sales team.

Council Tax Band: H



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MAIN HOUSE 342.6 SQ.M (3666 SQ.FT) GARAGE AND OUTBUILDINGS 66.9 SQ.M (721 SQ.FT)

TOTAL FLOOR AREA : 4334 sq.ft. (402.6 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	
174 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
EU Directive 2002/91/EC	79
England & Wales	

# Fairlawn, The Glade

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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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