



# WINSCOMBE

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## COURT

FOURTEEN LUXURY 2 BEDROOM APARTMENTS

Furze Hill, Kingswood, Surrey KT20 6EP

# STYLE AND COMFORT IN THE HEART OF SURREY



Computer generated image is indicative only.



# WINSCOMBE

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## COURT

Furze Hill, Kingswood, Surrey KT20 6EP

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Winscombe Court is a prestigious development of two-bedroom apartments in the heart of Surrey's sought-after London commuter belt. With Kingswood station just 0.3 miles away, this is an exciting opportunity to own an exceptional home that has easy access to both the buzzing UK capital and the rolling countryside of the North Downs.

Designed with inspiration and built to exceptionally high standards, these stylish, high-spec apartments provide well-planned living space and a host of creature comforts. They're divided over two elegant low-rise buildings which blend seamlessly with their surroundings, each with a signature second-floor apartment featuring a spacious balcony overlooking the development's landscaped communal gardens.

Whether you're balancing a busy lifestyle or making the most of your retirement, Winscombe Court is the perfect place to call home.

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# CLOSE TO HOME

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Kingswood is a classic Surrey village with a real sense of community, mixing quiet, leafy residential avenues with a selection of shops and other amenities.

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Waterhouse Lane is the de facto 'high street' and is home to a number of businesses, including a well-stocked village store and post office, an Indian takeaway, a pet shop and a family-run café, as well as the popular Kingswood Arms pub and restaurant.

Living in Kingswood means having plenty of opportunity to get involved in local group activities and events, from flower arranging and amateur dramatics to seasonal celebrations and charity fundraisers.

The neighbouring village of Tadworth offers more shops, restaurants and other facilities, including a traditional butchers and a long-established purveyor of fresh fish, poultry and game. For all your everyday shopping needs, there are supermarkets in Burgh Heath and Banstead, just north of Upper Kingswood.





01



02



## The great outdoors

Kingswood may be less than 20 miles from Central London, but it has a real 'out of town' feel, with plenty of green space and open countryside close at hand. Nearby Tadworth has a recreation ground and play area where the kids can let off steam in a safe environment. Alternatively, just slip on your walking boots and explore the glorious Surrey landscapes and local beauty spots from your door. Along the way you can stop off for a well-earned drink and a bite to eat at one of the welcoming local hostleries, such as the aptly-named Ramblers Rest in Coulsdon.

01 Kingswood Arms Public House  
02 Waterhouse Lane, Kingswood

# COUNTRY AND CITY LIFE

Kingwood offers you the best of two worlds: easy access to great shopping, entertainment and nightlife, but without the hectic pace and anonymity of city living. With the bright lights of London easily accessible, you can enjoy its many and varied attractions any time.

Local towns and urban areas are full of life and transport links are excellent. However, you'll also feel part of a close-knit community with a true 'village' vibe, surrounded by the delightful, scenery of one of South East England's most beautiful counties.

There are several towns within a few miles' radius of Kingswood, including Epsom, Reigate, Banstead, Leatherhead and Sutton, all of which have a good range of shops, bars, restaurants and more. For an even wider range of amenities, it's less than 10 miles to Croydon, which has one of the largest commercial districts in Greater London, packed with famous-name stores and restaurant chains.

For a grand day out, pack up a picnic, hop in the car and you'll soon be in the Surrey Hills Area of Outstanding Natural Beauty. This natural wonderland is blessed with an impressive list of iconic locations, including Box Hill, Leith Hill, the Devil's Punch Bowl and Newlands Corner. Alternatively, for a super-fun family outing with thrilling rides and attractions, the natural choice is Chessington World of Adventures, one of the UK's top theme parks.

01 Leith Hill Tower  
02 Stepping Stones at Box Hill







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## Educational excellence

This part of Surrey offers a wide choice of high-quality educational facilities. There are state primary schools in Kingswood and Tadworth, and The Beacon School in Banstead is a mixed comprehensive for children aged 11-18.

In the independent sector, well-respected local establishments include Aberdour School, a co-educational prep school in Burgh Heath, and Epsom College, renowned for its academic excellence and ranked by the Department of Education in the top 1% of schools in England and Wales.

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# ENJOY YOUR LEISURE TIME

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Whether you love shopping, playing sport, having a day at the races or dining out, you won't be short of things to do in your spare time. Refresh your wardrobe with some new designer fashions, dress your home with touches of style or pick up a bargain in an antique or vintage store. Sports and leisure opportunities are wide ranging, you can easily visit famous sporting venues such as Epsom Downs racecourse, and for night-time entertainment you can stay local or easily pop up to London's West End.

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All the towns in this part of Surrey offer a great mix of big brands and independent stores, but Croydon takes things to the next level. The Centrale and Whitgift centres form one of the largest covered retail developments in Greater London.

As for eating out, you'll be spoilt for choice, whether you enjoy top-class cuisine, international fusion fare, pizza and pasta or simply a home-cooked meal in a cosy pub. You'll find branches of big chains in the local

towns or you can enjoy great food and fabulous scenery at one of the many unique destination inns scattered around the Surrey countryside.

The local entertainment scene also has plenty to offer. There are multiplex cinemas in Epsom, Sutton and Croydon, which is also home to the famous Fairfield Halls, South London's largest arts centre. Grassroots music venues include New Music Nights in Reigate, a platform for local up-and-coming talent.



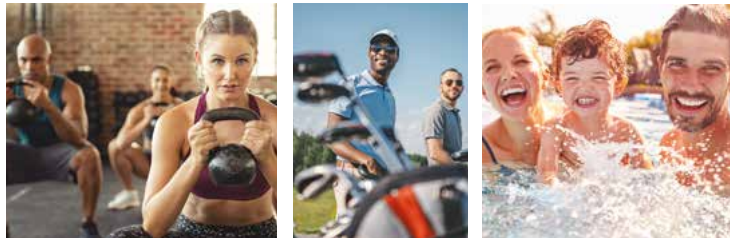


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## Sport and fitness

Whether you love going to the gym or playing team games, there's a sports facility for you in the local area. Kingswood has its own tennis club, Tadworth Leisure and Community Centre features a six-lane swimming pool, a state-of-the-art gym and five-a-side pitches, and Epsom has a choice of health and fitness clubs, including a branch of David Lloyd Leisure.

As for golf, some of the country's finest courses are within easy reach, including Kingswood Golf and Country Club, the Surrey Downs Golf Club and the Epsom Golf Club, all of which are set in splendid scenery.





# ABOUT KENTISH PROJECTS

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At Kentish Projects we specialise in creating high-quality homes that fit seamlessly into their surroundings and breathe new life into established communities. We're passionate about creating places where people want to live and feel a true sense of belonging.

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Established in 2012, we're an award-winning independent business committed to delivering homes of true distinction, featuring superior standards of construction and a premium specification. Our creative approach to placemaking is allied with a wealth of experience, attention to detail and the support of a team of highly-skilled professionals.

More details of our projects, both current and complete can be found on our website:

[www.kentishprojects.co.uk](http://www.kentishprojects.co.uk)



Kentish Projects Ltd

- 01 Fisherman's Beach, Hythe
- 02 Charles Court, Palm Bay
- 03 Seascape, Sandgate
- 04 Royal Harbour View, Ramsgate







## The Development

### KINGS HOUSE

#### Ground Floor

Apartment 1A - 2 Bedroom	132 sq.m.
Apartment 1B - 2 Bedroom	127 sq.m.
Apartment 1C - 2 Bedroom	126 sq.m.

#### First Floor

Apartment 1D - 2 Bedroom	132 sq.m.
Apartment 1E - 2 Bedroom	127 sq.m.
Apartment 1F - 2 Bedroom	126 sq.m.

#### Second Floor

Apartment 1G - 2 Bedroom	243 sq.m.
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### WOOD HOUSE

#### Ground Floor

Apartment 2A - 2 Bedroom	123 sq.m.
Apartment 2B - 2 Bedroom	140 sq.m.
Apartment 2C - 2 Bedroom	130 sq.m.

#### First Floor

Apartment 2D - 2 Bedroom	123 sq.m.
Apartment 2E - 2 Bedroom	140 sq.m.
Apartment 2F - 2 Bedroom	130 sq.m.

#### Second Floor

Apartment 2G - 2 Bedroom	226 sq.m.
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### KEY

- 1 Kings House
- 2 Wood House
- 3 Communal Gardens
- 4 Resident and Visitor Parking
- 5 Resident Car Barns
- 6 Cycle Store
- 7 Bin Store

# KINGS HOUSE

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Computer generated image is indicative only.



# KINGS HOUSE

## Ground Floor

### Apartment 1A

Dimensions	WIDTH / DEPTH
Living	5778mm x 4521mm
Kitchen/Dining	5886mm x 5034mm
Bedroom 1	3788mm x 6119mm
Bedroom 2	3973mm x 5413mm
<b>Total Area: 132 sq.m.</b>	

### Apartment 1B

Dimensions	WIDTH / DEPTH
Kitchen / Living /Dining	7580mm x 6675mm
Bedroom 1	4572mm x 6762mm
Bedroom 2	4793mm x 4760mm
<b>Total Area: 127 sq.m.</b>	

### Apartment 1C

Dimensions	WIDTH / DEPTH
Kitchen / Living /Dining	8832mm x 6020mm
Bedroom 1	4266mm x 6931mm
Bedroom 2	4225mm x 4426mm
<b>Total Area: 126 sq.m.</b>	



1A

Floor plans and dimensions shown may be subject to variation and are not to be used for carpet sizes, appliance spaces or items of furniture. Refer to arrows on floorplans for dimensions

# KINGS HOUSE

## First Floor

### Apartment 1D

Dimensions	WIDTH / DEPTH
Living	5778mm x 4521mm
Kitchen/Dining	5886mm x 5034mm
Bedroom 1	3788mm x 6119mm
Bedroom 2	3973mm x 5413mm
<b>Total Area: 132 sq.m.</b>	

### Apartment 1E

Dimensions	WIDTH / DEPTH
Kitchen / Living /Dining	7580mm x 6675mm
Bedroom 1	4572mm x 6762mm
Bedroom 2	4793mm x 4763mm
<b>Total Area: 127 sq.m.</b>	

### Apartment 1F

Dimensions	WIDTH / DEPTH
Kitchen / Living /Dining	8832mm x 6020mm
Bedroom 1	4266mm x 6931mm
Bedroom 2	4225mm x 4426mm
<b>Total Area: 126 sq.m.</b>	



1D

1F

1E

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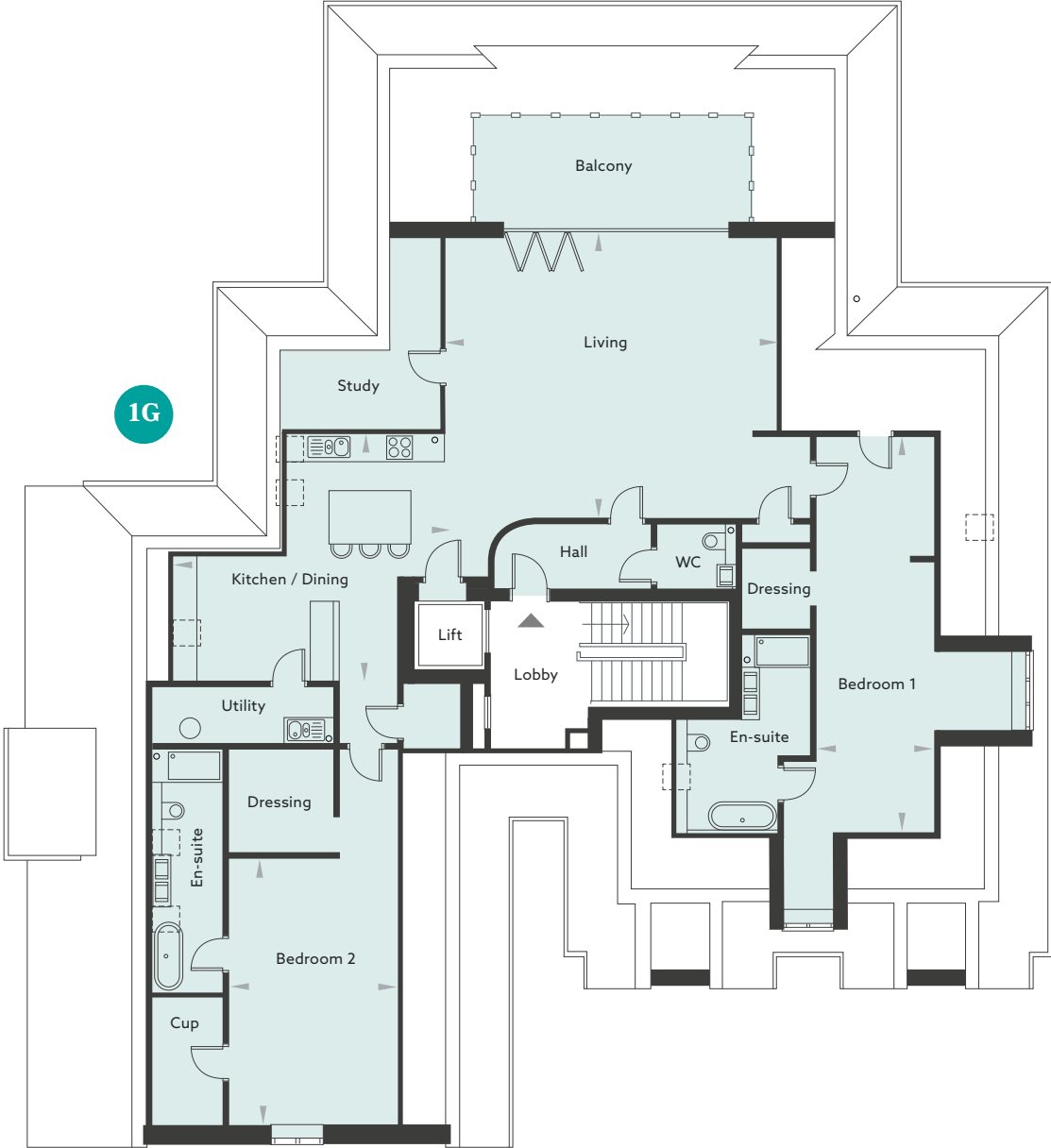


# KINGS HOUSE

## Penthouse

### Apartment 1G

Dimensions	WIDTH / DEPTH
Living	8336mm x 7046mm
Kitchen/Dining	6824mm x 6205mm
Bedroom 1	3013mm x 9986mm
Bedroom 2	4280mm x 6739mm
<b>Total Area: 243 sq.m.</b>	



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# WOOD HOUSE

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# WOOD HOUSE

## Ground Floor

### Apartment 2A

Dimensions	WIDTH / DEPTH
Kitchen	4646mm x 3970mm
Living/Dining	4984mm x 5780mm
Bedroom 1	3673mm x 4363mm
Bedroom 2	3563mm x 5139mm
<b>Total Area: 123 sq.m.</b>	

### Apartment 2B

Dimensions	WIDTH / DEPTH
Kitchen / Living / Dining	7635mm x 6675mm
Bedroom 1	4517mm x 3827mm
Bedroom 2	4475mm x 5043mm
<b>Total Area: 140 sq.m.</b>	

### Apartment 2C

Dimensions	WIDTH / DEPTH
Kitchen / Living / Dining	9786mm x 6762mm
Bedroom 1	3541mm x 6879mm
Bedroom 2	4132mm x 4313mm
<b>Total Area: 130 sq.m.</b>	



2A

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# WOOD HOUSE

## First Floor

### Apartment 2D

Dimensions	WIDTH / DEPTH
Kitchen	4646mm x 3970mm
Living/Dining	4984mm x 5780mm
Bedroom 1	3673mm x 4363mm
Bedroom 2	3563mm x 5139mm
<b>Total Area: 123 sq.m.</b>	

### Apartment 2E

Dimensions	WIDTH / DEPTH
Kitchen / Living / Dining	7635mm x 6675mm
Bedroom 1	4517mm x 3827mm
Bedroom 2	4475mm x 5043mm
<b>Total Area: 140 sq.m.</b>	

### Apartment 2F

Dimensions	WIDTH / DEPTH
Kitchen / Living / Dining	9786mm x 6762mm
Bedroom 1	3541mm x 6879mm
Bedroom 2	4132mm x 4313mm
<b>Total Area: 130 sq.m.</b>	



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# WOOD HOUSE

## Penthouse

### Apartment 2G

Dimensions	WIDTH / DEPTH
Living/Dining	8160mm x 7040mm
Kitchen	5090mm x 6430mm
Bedroom 1	5140mm x 9490mm
Bedroom 2	4390mm x 4370mm
<b>Total Area: 226 sq.m.</b>	



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# DESIGN FEATURES

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## Kitchen

- The kitchen is fitted with a range of designer wall and floor cabinets, high grade work surfaces, upstands and splashbacks by Project Kitchens
- Fully integrated appliances by Siemens
- Utility rooms are fitted with a range of complimenting cabinets & laminate work surface, with space for a free standing washing machine and tumble dryer

## Bathroom, En-suite and Cloakroom/WC

- Contemporary white sanitaryware with black fittings
- Wall hung WC with soft close seat
- Black dual flush plate
- Back to wall close coupled WC
- Ceramic basin with wall hung vanity unit with single draw
- Contemporary white bath with multifunction shower, hose, bath filler & pop up waste
- Single taps to bath and basin
- En-suite shower enclosures with fixed fitting round black shower head and concealed black shower valve
- Clear glass and black shower screens
- Heated black towel rail

## Heating and Hot Water

- Gas central heating, Keston Boilers
- Underfloor heating throughout

## Electrical

- LED downlights to kitchen, hallway, living room and dining room
- IP rated downlights to bathroom, WC & en-suite
- Black nickel sockets and switches
- TV and satellite points in living room and all bedrooms
- FTTP connection to be provided to each property
- TSSO outlet & 4G data outlet adjacent
- 2G hardwired data to be extended to serve main TV position
- 1G Data to each TV position in bedrooms

## Internal Finishes

- Walnut internal doors
- Brushed chrome door handles
- Full height wall tiles to bathroom
- Tiled splashbacks to cloakrooms/WC
- Walls and ceilings painted matt white
- Square edge skirtings & architraves and internal joinery painted in white satinwood throughout
- Flooring finishes to living area, kitchen, bathroom, en-suite and WC to be engineered wood, tiled or vinyl. Subject to availability and stage of construction at reservation, purchasers may be able to make their own flooring choices to personalise their home. Please speak to our Sales Advisers for further details.

## Safety and Security

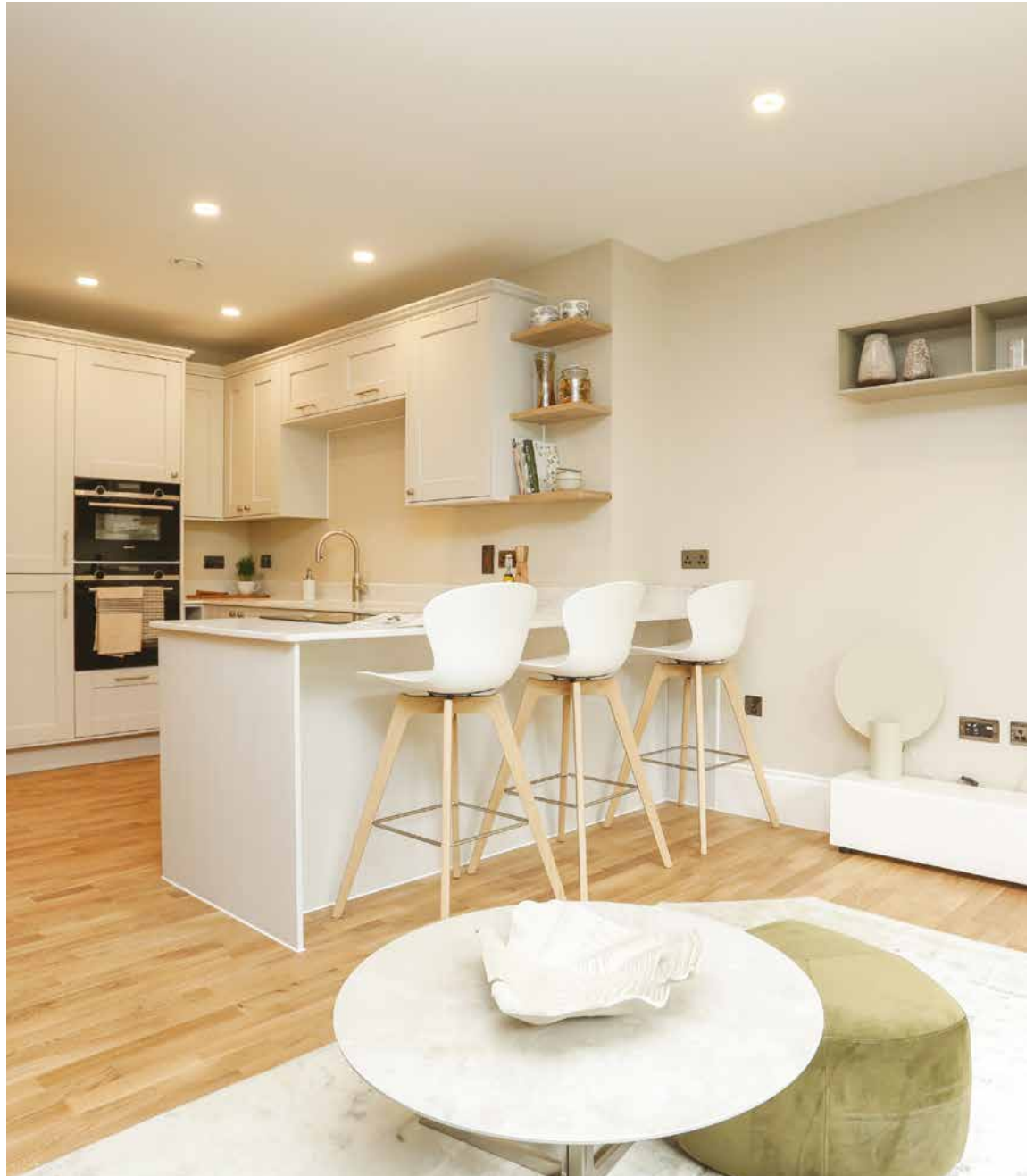
- Mains fed smoke and heat detectors with battery back up
- Electrical supply for future installation of EV charging points (7KW) to be provided to each apartment within their car barn

## After Care

- Kentish Projects will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property

## Guarantee

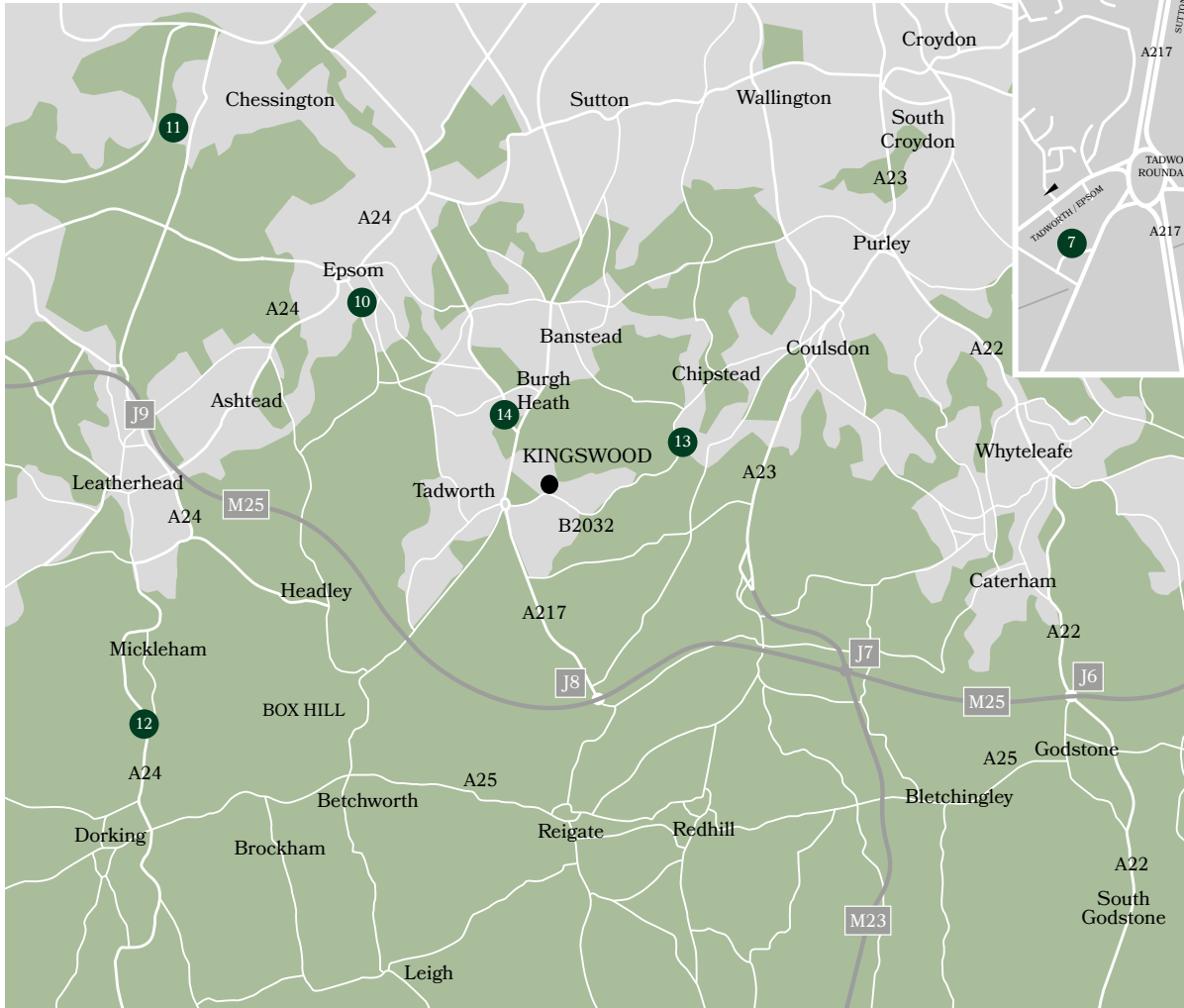
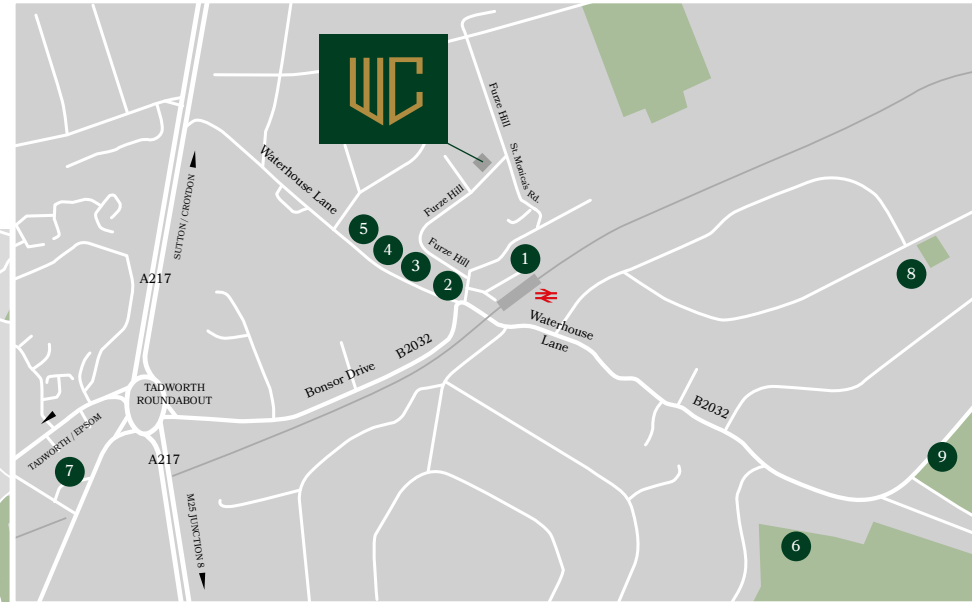
- All homes come with a ten year Insurance backed Structural and Buildings Warranty (new builds) guarantee



All images shown are from previous Kentish Projects show homes.



# GOING PLACES



## Local area

- |                             |                                   |
|-----------------------------|-----------------------------------|
| 1 Kingswood Station         | 8 Kingswood Tennis Club           |
| 2 Kingswood Arms            | 9 Surrey Downs Golf Club          |
| 3 Waterhouse Cafe           | 10 Epsom Downs Horse Racing       |
| 4 Post Office/Village Store | 11 Chessington World of Adventure |
| 5 Kingswood Village Hall    | 12 Surrey Hills AONB              |
| 6 Kingswood Golf Club       | 13 The Rambler's Rest             |
| 7 The Inn on the Green      | 14 Supermarkets, Burgh Heath      |

Postcode for Sat Nav: **KT20 6EP**



# CONNECT

Kingswood has its own mainline railway station, within easy walking distance of Winscombe Court, providing regular services to London Victoria and London Bridge, with an average journey time of 58 minutes.

The A217 provides road access from the village centre north to Central London and south to Junction 8 of the M25.

Gatwick Airport can also be reached by car via the A217 (12.5 miles) or the M25/M23 (15.2 miles).



Source:  
 networkrail.co.uk & google.co.uk - All distances and journey times are approximate.  
 \*Change at Purley. \*\*Connections apply. Minimum journey times indicated on rail services.





## Kentish Projects Ltd

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We have a policy of continuous improvement and reserve the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information is correct at time of publication - July 2022.

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