



Furze Hill, Kingswood

The PERSONAL Agent

Guide Price £2,200,000

Freehold

- Characterful detached family home
- Offering over 6680 sq ft of space
- 0.72 acre plot
- Stunning, secluded gardens
- Six bedrooms & six bathrooms
- 44ft kitchen/dining/family room
- Four further reception rooms
- Games room, bar & heated pool
- Large utility room & double garage
- Moments from station & shops



This substantial family home is situated within a highly desirable road and warrants immediate inspection to appreciate its generous 0.72 acre plot and the secluded and mature garden as well as its flexible and spacious layout.

The property offer a accommodation approaching 6690 sq ft in all, with an impressive layout that is perfect for entertaining, social occasions and most importantly, day to day family life. In short, the property itself mirrors the superb location.

The current owners have significantly updated and modernised the property to create a stunning family home that successfully balances a great amount of space with a truly homely feel, something that can be a rarity with larger houses. Walking around the property the attention to detail and high standard of finish is immediately evident with many upgrades and stylish design touches completing this unique, attractive and imposing family residence.

As soon as you set foot into the property, its easy to see why it is so special. The front door leads you into an enclosed vestibule

which links to a wonderful reception hall which is a lovely space in which to receive and greet guests. On the ground floor there is a stunning 44ft kitchen/dining/family room, four generous and flexible reception rooms, large utility room, walk-in coats cupboard and a guest cloakroom.

The first floor offers the ultimate principal bedroom suite with walk-in wardrobe, en-suite shower room and a private terrace that overlooks the gardens. There are three further double bedrooms on this floor, two of which enjoy en-suite shower rooms and a further refitted shower room which serves the fourth bedroom. From this floor stairs lead to the second floor landing where you are greeted by a guest suite/flatlet with a kitchen.

The property is surrounded by mature and pretty grounds that enjoy an incredibly private aspect with an in and out driveway, double garage and a further workshop with gardener's wc.

However, this great home doesn't end here, as our clients love to entertain and designed the garden and outbuildings around al-fresco entertaining of family and friends. There is a games

room/bar, pool room/cabin, heated swimming pool and the addition of a self-contained split level studio flat with kitchenette and shower room which has been perfect when guests stay over.

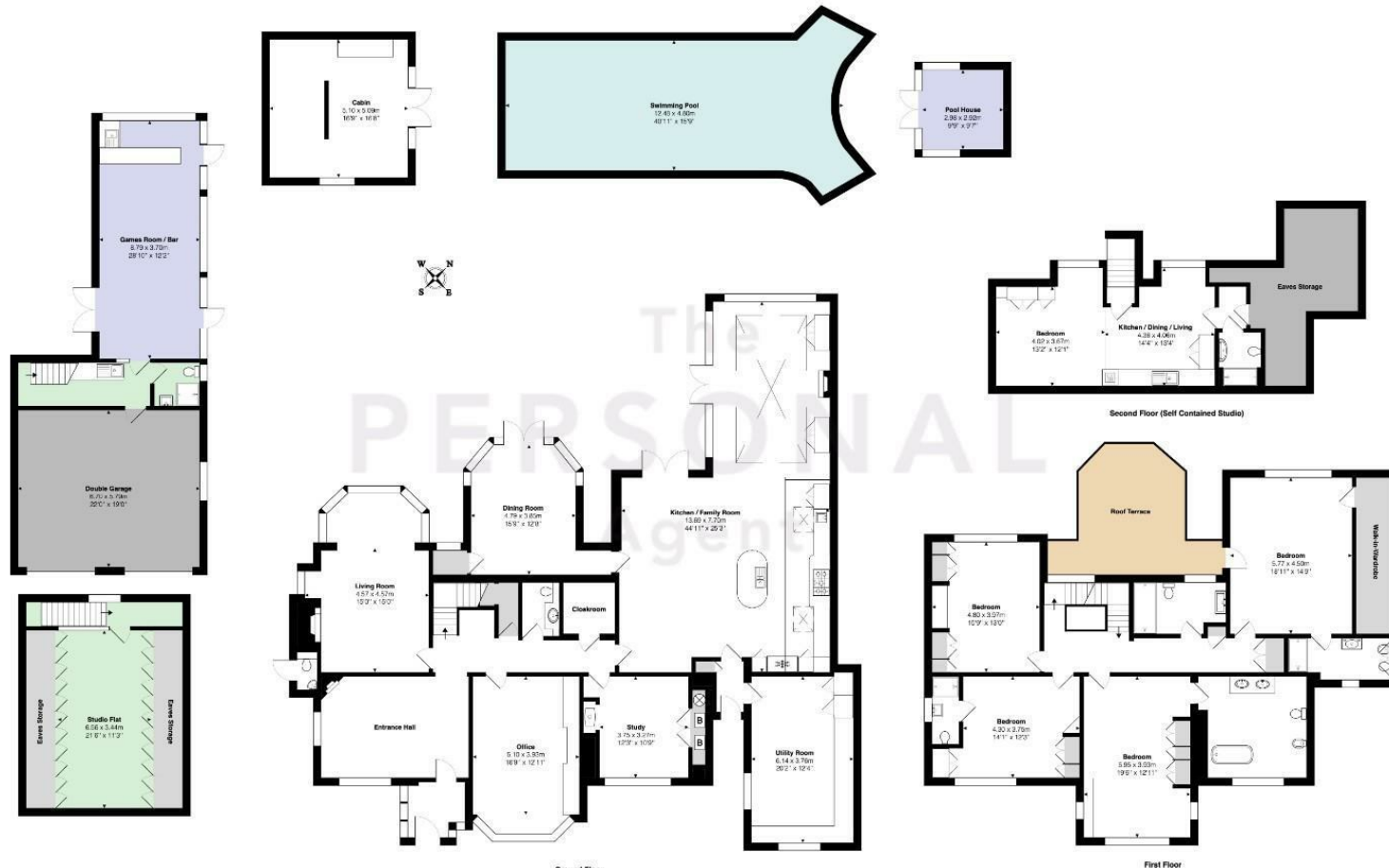
From a practical point of view, the location of this home is also fantastic. Kingswood railway station is approximately 0.2 of a mile away which is generally a 3 minute walk and provides regular links to London Bridge. There are also excellent schooling options locally, with many options available, both state and private. One of the stand out features of this home is its immediate surroundings and the easy access to open countryside it enjoys.

Banstead Woods & Walton Heath are both wonderful open spaces that are a short drive away and there are also open fields at the end of the Furze Hill too as well as easy access to several golf courses.

Tenure - Freehold
Council tax band - G







Furnace Hill, Tadworth
 Total Area: 621.0 m² / 6685 sq ft (excluding balcony, swimming pool)
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 The above statement applies to each of the properties and individual drawings of the floor plan.
 All dimensions are approximate.
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Energy Efficiency Rating		Current	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	
		71	53

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