



Kingswood

Gardens & Equestrian Facilities

Gavin Mills
POWERED BY

UK

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Gardens and Grounds

Kingswood is set back from the lane, behind electric double gates, and is well screened by a variety of mature trees. The gravel driveway has off street parking for several vehicles ahead of the garaging.

The wrap around grounds extend to over 2 acres of beautifully maintained landscaped gardens. The outdoor pool and terrace are screened by a mature hedge lined border. There is an enclosed kitchen garden area and orchard, with raised vegetable beds and a large manmade duck pond.

Throughout the grounds, there are a variety of greenhouses, workshops/storerooms, potting sheds and summer houses.



Equestrian Facilities

Independently accessed behind a double timber gated driveway, the custom-built equestrian yard sits in grounds of approximately 2 acres and comprises a menage/polo arena enclosed by walled sleepers, together with a fully automated Claydon exerciser, 16 stables, staff facilities and a variety of tack, rug, hay, feed and storerooms.

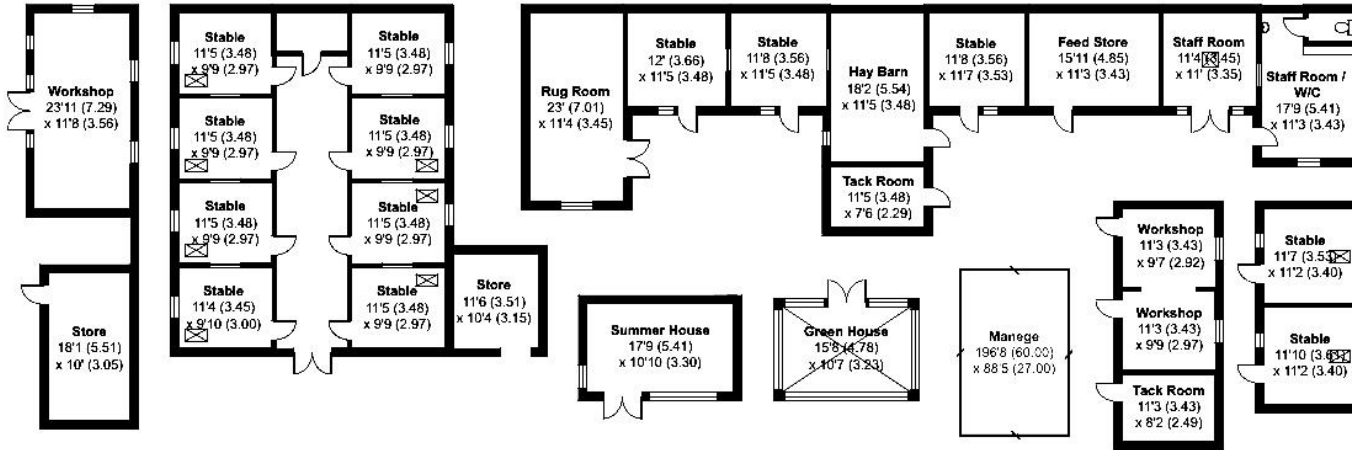
The present owners currently lease additional paddock land, which sits adjacent to the property and could possibly be transferred, subject to negotiation.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Outbuildings = 4361 sq ft / 405.1 sq m

For Identification only - Not to scale



Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floorplan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.