

STONE



*Woodland Way KT20*

£1,750,000



*“At Stone, we’re passionate about  
the unique and awe-inspiring  
architectural elements that transform  
houses into dream homes.”*

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*The Stone Family*



Nestled within the exclusive Kingswood Warren Estate, this striking five-bedroom home offers over 3,400 sq ft of thoughtfully extended and beautifully styled living space. Positioned on a private corner plot, the house is surrounded by lush, mature gardens and is just a short walk from Kingswood village, the station, and Kingswood Golf Club.

The heart of the home is an exceptional open-plan Tom Howley kitchen and family room - with oversized windows and sliding doors that flood the space with natural light and provide seamless access to the gardens. A bespoke media wall completes this stunning space, perfect for both entertaining and everyday family life.

Elsewhere on the ground floor, the double-aspect living room features a cosy wood-burning stove, while a separate dining/playroom offers flexibility for growing families. A generous utility room and cloakroom sit off the central hallway, and a dedicated study provides quiet focus for working from home. A clever internal door links through to the garage and a fully fitted gym, which also opens to the garden via sleek sliding doors.







Upstairs, the principal suite spans the rear of the house and includes a Juliette balcony, a walk-in dressing room, built-in wardrobes, and a luxurious ensuite bathroom. Bedroom two also benefits from an ensuite shower room, while three further bedrooms share a beautifully appointed family bathroom.

A gated driveway and single garage complete this outstanding home. To the front, a gated driveway offers privacy and convenience, leading to a single garage. The mature rear garden wraps elegantly around two sides of the house, offering a tranquil, secluded setting complete with a sun terrace and pergola—perfect for al fresco dining and summer entertaining.













This family home enjoys a prime position within walking distance of Kingswood village, where you'll find a charming parade of local amenities including a convenience store and post office, hair and beauty salons, a traditional pub (The Kingswood Arms), and a popular Indian restaurant.

Families are well catered for with a wide selection of highly regarded state and independent schools in the area, including Chinthurst, Aberdour and Tadworth Primary, with Dunottar, Micklefield and Reigate Grammar easily reached in nearby Reigate.

For commuters, Kingswood Station offers direct rail links to London in around 45 minutes. The M25 is just under two miles away (Junction 8), providing swift access to both Gatwick and Heathrow airports.



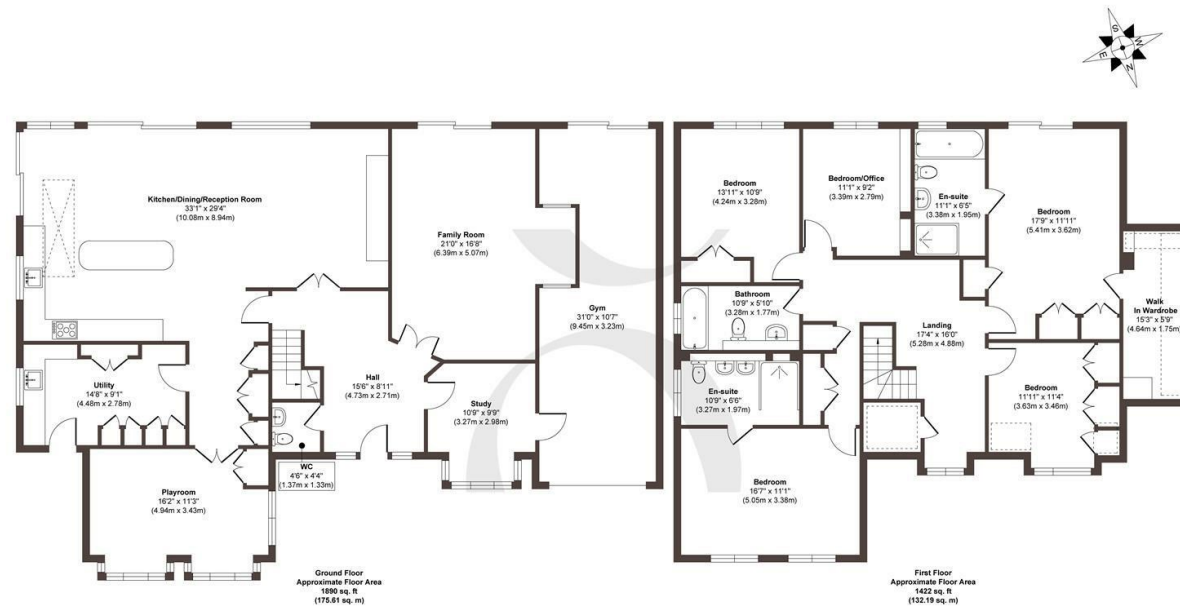












**Approx. Gross Internal Floor Area 3312 sq. ft / 307.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## The Details

- Detached five-bedroom family home
- Exceptional open-plan Tom Howley kitchen, breakfast and family room
- Formal living room, dining/playroom, and a well-appointed study
- Cloakroom, generous utility room and integral garage
- Principal suite featuring a Juliette balcony, walk-in dressing room and luxurious ensuite
- Gated driveway with ample parking
- Easy access to London and great schools

Size  
Approx 3312.00 sq ft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
H





# STONE

## Let's *Talk*

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