



Waterhouse Lane, Kingswood

The **PERSONAL** Agent

# Offers Invited

## £2,250,000

### Freehold

- Grand Edwardian detached residence
- Five double bedrooms
- Five bath/shower rooms
- Fitted contemporary kitchen-breakfast room
- Three reception rooms
- Abundance of character features
- Secluded south west facing gardens
- One bedroom detached cottage
- Moments from Kingswood village
- Potential to extend STP

Dating from 1909, Forest Lodge is one of the original properties built on the private Kingswood Estate and is a delightful Edwardian property of great charm and character. The property has had only two owners in the last sixty years.

Forest Lodge is approached via a long gravel driveway leading to ample parking.

The beautiful and secluded gardens surround the house with a large formal lawn area and well planted borders.

The property benefits from a one bedroom detached coach house accessed from a private road with its own driveway and parking, ideal for guests, family members, or other potential uses, subject to the usual planning consents.

The spacious entrance hall leads to three grand and characterful reception rooms, all with fireplaces and having direct access to the beautiful south west facing terrace and gardens. The contemporary fitted kitchen-breakfast room comes with integrated appliances and a utility room.



A sweeping staircase rises from the entrance hall to the split level first floor landing where one is greeted by the elegant Master bedroom suite overlooking the gardens. The guest bedrooms are of generous proportions, all with built in wardrobes. Two further good size bedrooms can be found on this floor as well as a fitted family bathroom with separate WC.

A further staircase rises to the second floor where one is greeted by a spacious double bedroom with en-suite shower room. There are several large store rooms on this floor offering great potential for further conversion.

The lovely secluded grounds include a large formal south west facing lawn with well stocked borders and a wisteria clad balcony providing a covered seating area.

Accessed from a private road, the detached coach house benefits from its own gardens and multiple parking facilities. This separate house comprises a large sitting room, spacious conservatory and fitted kitchen on the ground floor with stairs leading to a double bedroom, dressing area, and fitted bathroom, ideal for staff, family or guest accommodation.

This majestic home is situated within a few minutes walk of Kingswood village with its excellent parade of shops, beauty salons, hairdressers and restaurants and The Kingswood Arms village pub.

There are well regarded state and independent schools both primary and secondary all within easy reach.

Kingswood golf club is a short drive away as well as Walton Heath golf club and the RAC golf and country club on nearby Epsom Downs.

Kingswood has its own train station with direct link to London Bridge. The nearby A217 road-link affords easy access to the M25 at junction 8 with easy access to both Gatwick and Heathrow airports.

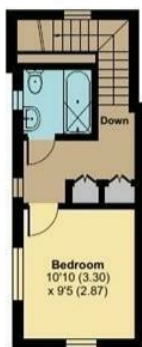
Tenure - Freehold  
Council tax band - H







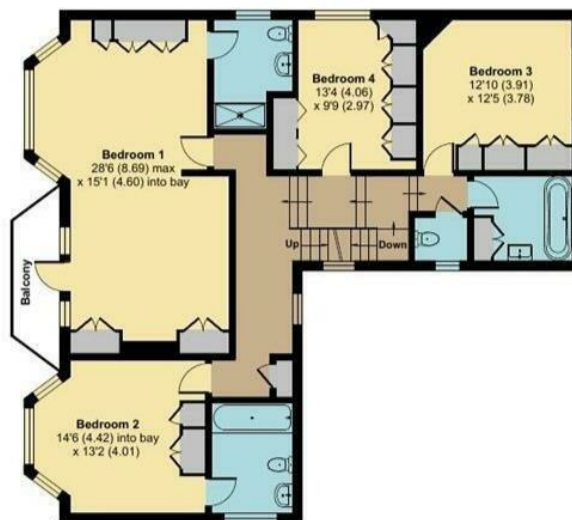
ANNEXE GROUND FLOOR



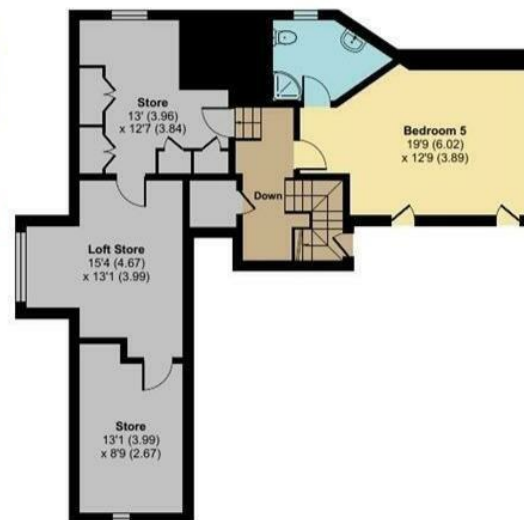
ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 3529 sq ft / 327.8 sq m  
Annexe = 742 sq ft / 68.9 sq m  
Total = 4271 sq ft / 396.7 sq m  
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

