

Kingswood, Tadworth KT20



## Property For Sale in Kingswood

Located in one of Kingswood's premier private roads this charming character property, complete with indoor swimming pool, is situated in south west facing grounds of 0.63 acres.

The property extends to approximately 6,500 sq ft with a wide frontage and carriage driveway. Accommodation is set across three floors with generous room proportions throughout including an impressive drawing room and open plan kitchen/dining room. The top two floors offer six bedrooms, four bathrooms and a Neville Johnson fitted study.

The mature gardens are well screened and primarily lawned with a tennis court to rear and are accessed from the conservatory and pool complex. Located close to the village and station in a popular tree lined residential road, the village has local shopping, restaurants, pubs and cafes. Epsom, Reigate and Banstead are close by and offer a wider range of shops, restaurants and cafes, Waitrose supermarket, cinemas and theatres. Communication links are excellent with Junction 8 of the M25 providing access to Gatwick and Heathrow airports and the coast. The A217 provides a route into London.

Tenure: Freehold

Council Tax: H

Local Authority: Reigate and Banstead Borough Council





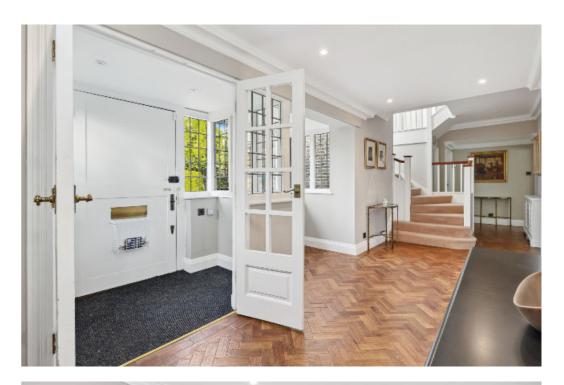






) E

























The area has a number of excellent schools including Chinthurst, Aberdour, Epsom College , City of London Freemens and Reigate Grammar.

There is a wide choice of leisure pursuits with a number of excellent golf clubs including Walton Heath, Kingswood Golf and Country Club, Woodcote Park, Surrey Downs, Cuddington and Chipstead Golf Clubs. Horse racing can be enjoyed at Epsom Downs (home of The Derby) and Lingfield.

Set on the Surrey Downs, Kingswood is surrounded by open countryside, ideal for walks, cycling and horse riding with liveries and riding schools nearby.

Kingswood station and village - 0.25 miles

J8 M25 - 4 miles

Banstead - 2.75 miles

Epsom - 5.5 miles

Reigate - 6 miles

Central London - 20 miles















## The Glade, KT20

Approximate Gross Internal Area = 600.4 sq m / 6462 sq ft (Including Reduced Headroom) Loft = 72.9 sq m / 785 sq ft





Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.

Whist every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions relant upon them. 
www.londorss.com/siz024 helio@iondorss.com/siz045.

## Knight Frank

47 High Street We would be delighted to tell you more

 Esher
 Adam Burlison
 Maisie Bywater

 KT10 9RL
 01372 239984
 01372 230466

knightfrank.co.uk adam.burlison@knightfrank.com maisie.bywater@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property age pageared at the time they were taken. Areas, measurements distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.