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PORTFOLIO
from



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Forrest Drive, Kingswood, KT20

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Barnard Marcus are delighted to offer to the market this stunning five bedroom detached home spanning nearly 3000sq ft and nestled in a prime position on a sought after road with off street parking, two garage, huge potential for further extension & no onward chain.



Introduction

This impressive property occupies a substantial plot on a very popular and prestigious area of Kingswood with walking distance to the village and station.

The home offers a large landscaped front garden with garages either side of the property and plenty of parking via two separate block paved driveways.

Accommodation

Inside the home spans nearly 3000sq ft of space with the ground floor offering, a large hallway, a spacious living room with log burner, large dining room, light filled sun room overlooking the garden, two cloakroom W.C's, fitted triple aspect kitchen with breakfast room, utility and home office.

The First Floor

The first floor offers five double bedrooms including a very impressive master bedroom with en-suite and a further family bathroom and a separate shower room.

Outdoor Space

The rear garden offers a private and tranquil space with large patio seating area, huge laid to lawn surrounded by



beautiful greenery, trees and bushes, a large pond with water feature, and a small summer house.



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Location

The property is located in a sought-after private-road in one of Surrey's most exclusive residential areas. Just half a mile away, Kingswood Village offers local shopping, restaurants and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively. Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus. Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including for golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.



CHERRYDOWN,
FORREST DRIVE, KINGSWOOD

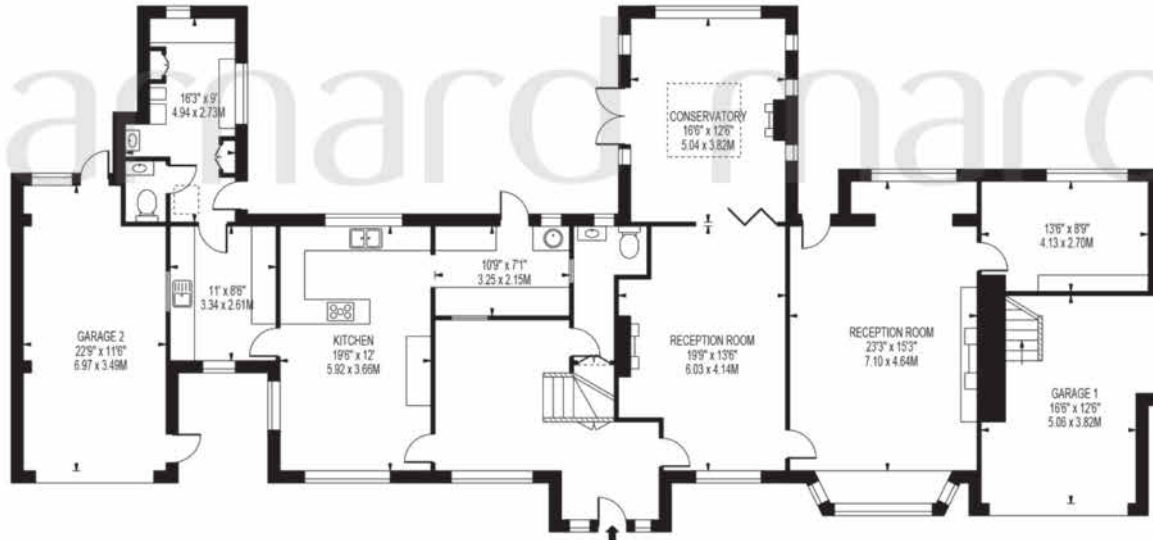
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2952 SQ FT - 274.25 SQ M
(EXCLUDING GARAGE 1 & GARAGE 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 204 SQ FT - 18.96 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 252 SQ FT - 23.40 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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welcome to Forrest Drive, Kingswood, KT20

Further Benefits...

The home offers so much further room for expansion and offers flexible accommodation over both floors. This stunning property really needs to be seen to be truly appreciated so an internal viewing is highly recommended. This property is also offered to the market with no forward chain.

Property awaiting valid EPC rating.

Offers in the Region of

£1,750,000

- Sought After & Prestigious Kingswood Location
- Detached Five Bedroom Family Home
- Four Reception Rooms
- Three Bathrooms & Five Toilets

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

01372 740911

or email Epsom@barnardmarcus.co.uk

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Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

