



FINE & COUNTRY
Kingswood

St Christophers
Warren Drive, Kingswood, Surrey KT20 6PY

Property at a glance

- Former Kingswood School
- Potential Stamp Duty Saving of circa £100,000
- Entire Freehold
- Sought After Private Road
- Half Acre Grounds
- Seven Bedrooms
- Five Bathrooms
- Detached Double Garage
- In & Out Driveway
- Superb Location

Setting

This unique listing is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, Coughlans Bakery, hairdressers, beauticians, several restaurants and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country Club, Surrey Downs, Walton Heath and the RAC in Epsom. Many walks are close at hand with acres of countryside and woodland on your doorstep. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£2,500,000 Freehold

St Christophers

POSSIBLE STAMP DUTY SAVING OF ALMOST £100,000.

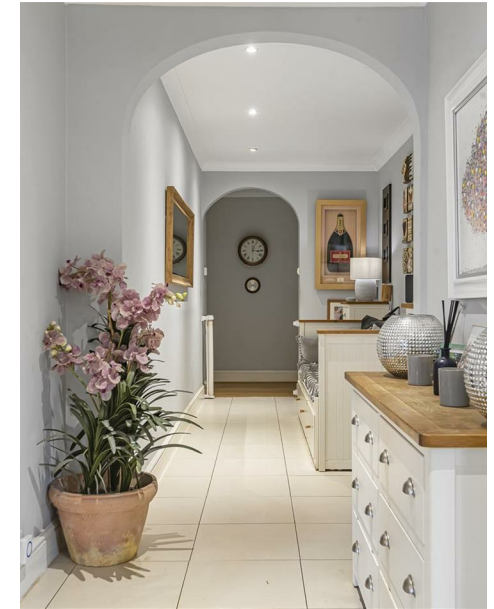
Fine & Country are offering a unique opportunity to purchase what was formally St Christophers School in Kingswood. The property is owned by the same family and once had planning permission to demolish and build a new home of circa 10,000 sq ft - planning reference 08/02180/F. The property is currently arranged and used as a ground floor apartment and a first floor apartment. This sale is to cover both units and sell as one lot, including each dwelling, the freehold, the detached garage and a half acre of grounds. Furthermore the property may benefit from Multiple Dwellings Relief and a possible stamp duty saving of almost £100,000 - please enquire for more information.

The current accommodation comprises of the following:

1 St Christophers - The ground floor apartment comprises of a large reception hall with underflooring heating, a spacious living room with wood flooring, a formal dining room with tiled flooring, a fitted kitchen with a range of integrated appliances and a door leading to the garden. There are four bedrooms, one ensuite bath/shower room, a family shower room both with underfloor heating and a utility/boiler room.

Outside there is gated, carriage driveway with access to the double garage and a large garden to the rear with a spacious sun terrace and formal lawns.

2 St Christophers - The apartment to the first floor comprises of its own private front door with small courtyard which opens to the entrance hall with stairs leading to the first floor. The landing provides plenty of storage and a utility cupboard. The accommodation offers a large open-plan living/dining room with a feature stone fireplace, a fitted kitchen with a range of integrated appliances, three double bedrooms, a separate bathroom and shower room.

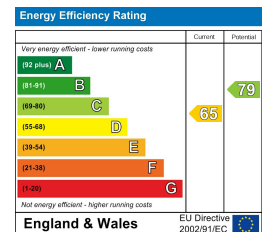


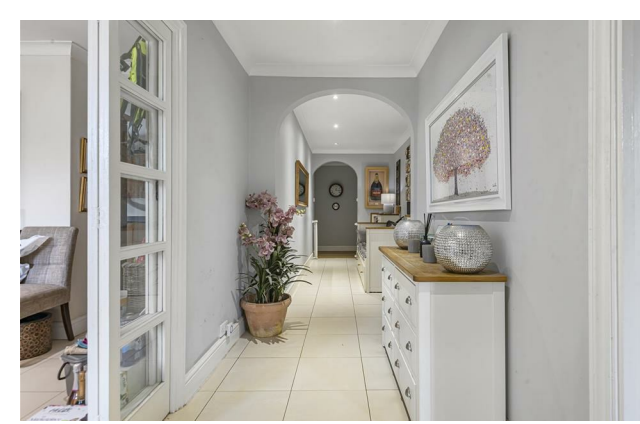


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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