



FINE & COUNTRY
Kingswood

14 Winscombe Court
Furze Hill, Kingswood, Surrey KT20 6EP

Property at a glance

- Luxury New Development
- Stunning Penthouse Apartment Circa 3070 Sq Ft
- Two Bedrooms & Private Balcony
- Open-Plan Living/Dining Room 44' x 22'
- Three Dressing Rooms & Two Luxury Ensuites
- Study/Bedroom Three
- Two Dedicated Parking Spaces
- Utility & Cloakroom
- Service Charges Between £1557 & £2575
- Reservation Fee £5000

Setting

Kingswood is a classic Surrey village with a real sense of community, mixing quiet, leafy residential avenues with a selection of shops and other amenities. Waterhouse Lane is the de facto 'high street' and is home to a number of businesses, including a well-stocked village store and post office, an Indian takeaway, a pet shop and a family-run café, as well as the popular Kingswood Arms pub and restaurant.

Living in Kingswood means having plenty of opportunity to get involved in local group activities and events, from flower arranging and amateur dramatics to seasonal celebrations and charity fundraisers. The neighbouring village of Tadworth offers more shops, restaurants and other facilities, including a traditional butchers and a long-established purveyor of fresh fish, poultry and game. For all your everyday shopping needs, there are supermarkets in Burgh Heath and Banstead, just north of Upper Kingswood.

£1,400,000 Leasehold - Share of Freehold

14 Winscombe Court

SHOW HOME NOW AVAILABLE TO VIEW - CALL TO BOOK YOUR PRIVATE VIEWING.

Apartment 14 is a fabulous and extremely spacious penthouse with a large balcony. A lift takes you straight to the top floor, once inside, there is a spacious open-plan, living/dining room bi-folding doors opening to the large covered balcony. The living/dining room is open to the luxury kitchen area offering a range of integrated appliances, a Quooker tap with instant hot water and a door leads to the utility room. The master bedroom is provided with a luxury ensuite bath/shower room, two dressing rooms, access to the study. There is a second double bedroom with a fabulous ensuite bath/shower room and dressing room. On top of this there is a cloakroom, storage cupboards, underfloor heating throughout, entry-phone system, FTTP connection, water softener and dedicated parking for two cars, one covered and one open.

A stunning penthouse apartment within Winscombe Court - a prestigious development of 14 two bedroom apartments in the heart of Surrey's sought-after London commuter belt. The development is divided into two elegant buildings called Kings House and Wood House. Each block blends seamlessly with their surroundings. Designed with inspiration and built to exceptionally high standards, these stylish, high specification apartments provide well-planned living space and a host of creature comforts.

With Kingswood station just 0.3 miles away, this is an exciting opportunity to own an exceptional home that has easy access to both the vibrant capital and the rolling countryside of the North Downs.

Please note, internal photographs are from the penthouse apartment, number 7.



Winscombe Court, Furze Hill, Kingswood, KT20

Approximate Area = 3014 sq ft / 280 sq m (excludes private terrace & balcony)

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 3067 sq ft / 284.9 sq m

For identification only - Not to scale



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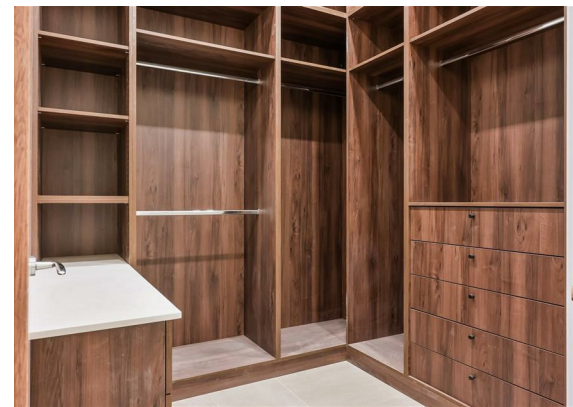
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Fine & Country. REF: 1032662

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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