



**FINE & COUNTRY**  
Kingswood

*The Kings Barn*  
The Chase, Kingswood, Surrey KT20 6HZ

## Property at a glance

- Premier Location On The Chase
- Six Bedroom Family Home
- Remodel/Development Potential S.T.P.P
- Secluded 1.2 Acre Plot
- Three Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Four Bath/Shower Rooms
- Circa 3550 Sq Ft
- Accommodation Over Three Floors
- No On-Going Chain

## Setting

This wonderful family 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, hairdressers, Coughlans Bakery, beauticians 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 golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

O.I.E.O £2,000,000 Freehold

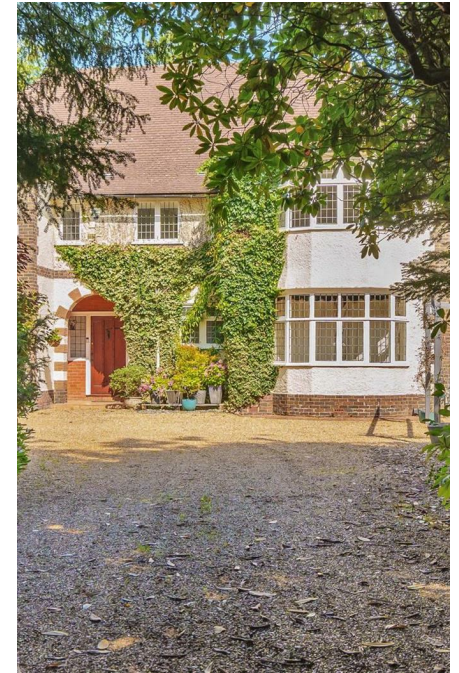
# The Kings Barn

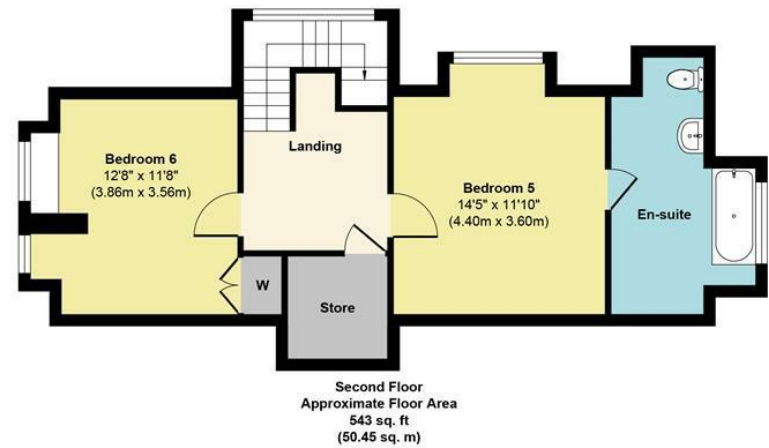
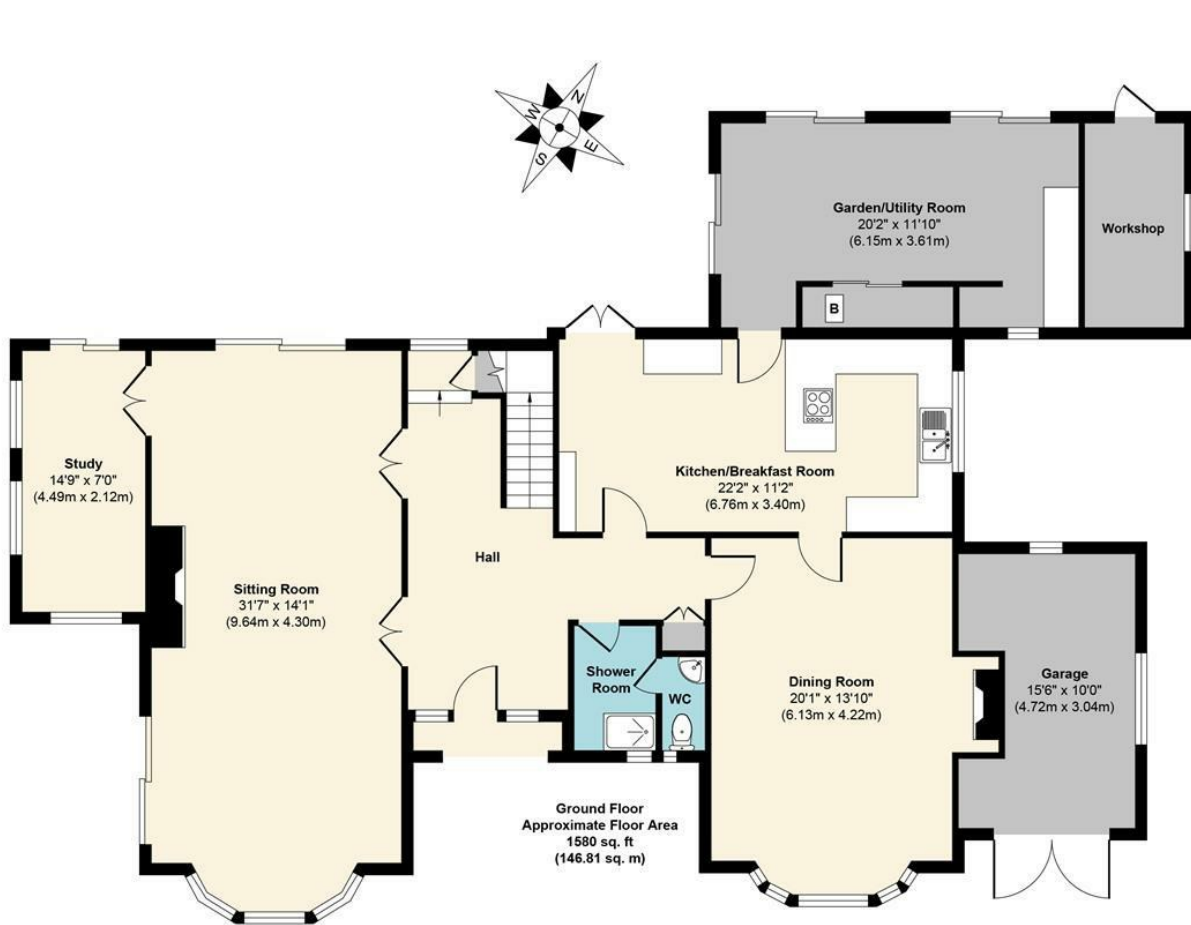
Set in mature grounds of approximately 1.2 acres and offering huge potential is this fabulous Costain built family home offered to the market with no onward chain. The property is located in a premier private road within Kingswood village, discreetly nestled within level and private grounds offering huge scope to improve subject to the necessary approval.

The property is known as The Kings Barn and offers generous accommodation laid out over three floors with a wealth of character throughout. To the ground floor a tiled entrance hall offers a pair of double doors opening into the triple aspect sitting room with access to the gardens from two sides. There is also a large bay window and doors opening to the triple aspect study. On the opposite side of the property is an open-plan kitchen/breakfast room with an extensive range of fitted units and integrated appliances with doors leading to the formal dining room with a bay window. The utility/garden room is located just off the kitchen and there is a ground floor shower room with WC.

There are six bedrooms across the first and second floor. The principal bedroom comes with a Jack and Jill bathroom shared with bedroom four and currently arranged as a dressing room. There are four further bedrooms, an ensuite bathroom and a separate family shower room.

Outside the property sits within beautiful mature gardens, with well tended formal lawns to the rear and side of the property. A large sun terrace wraps around the property and there is a workshop accessed via the rear of the property. To the front is a shingled driveway with access to a single garage. The property is offered to the market with no on-going chain.



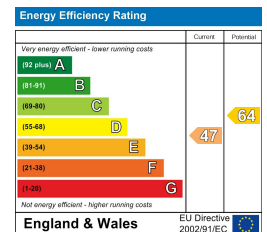


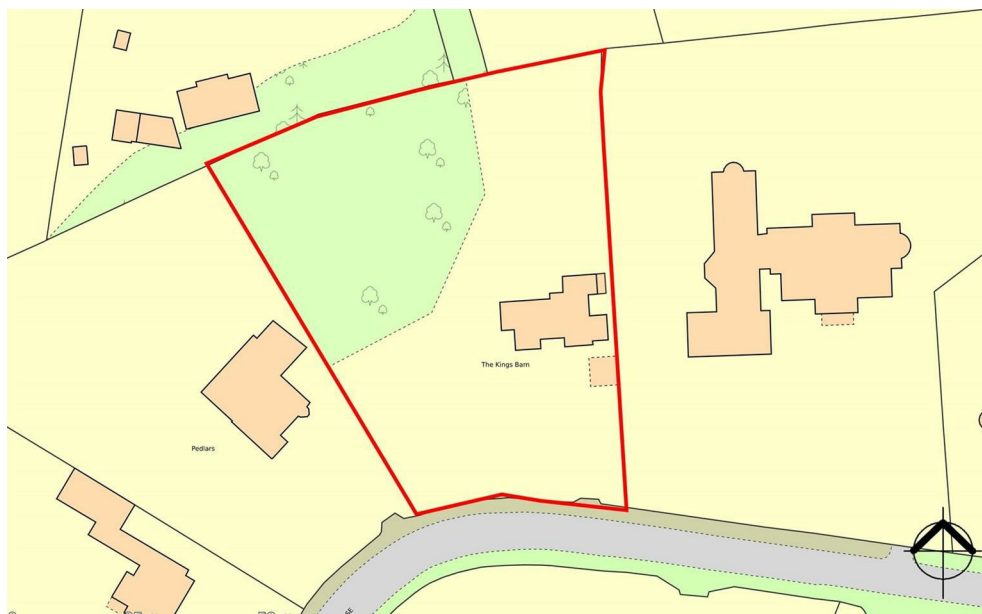
**Approx. Gross Internal Floor Area 3549 sq. ft / 329.7 sq. m**

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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