



**FINE & COUNTRY**  
Kingswood

*1 Winscombe Court*  
Furze Hill, Kingswood, Surrey KT20 6DQ

## Property at a glance

- Luxury New Development
- Two Double Bedrooms & Private Garden
- Two Luxury Ensuite Bath/Shower Rooms
- Spacious Kitchen/Dining/Living Room
- Utility Room & Separate Cloakroom
- Ground Floor Apartment
- Dedicated Parking Spaces
- Show Apartment Now Open
- Service Charges Between £1557 & £2575
- SHOW HOME NOW AVAILABLE TO VIEW - CALL TO BOOK YOUR PRIVATE VIEWING.

## 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, Coughlans Bakery, 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.

**£825,000 Leasehold - Share of Freehold**

# 1 Winscombe Court

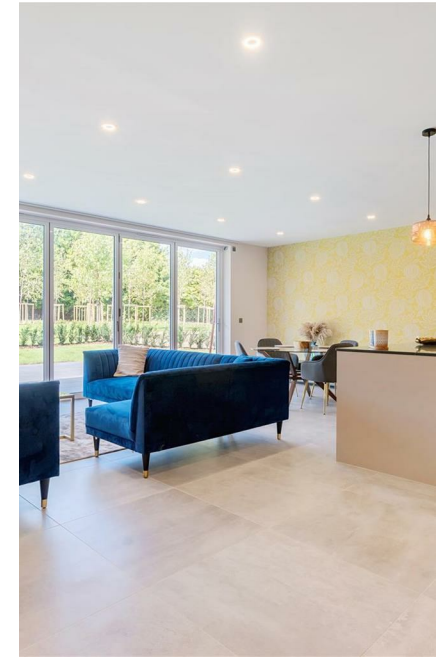
SHOW HOME NOW AVAILABLE TO VIEW - CALL TO BOOK YOUR PRIVATE VIEWING.

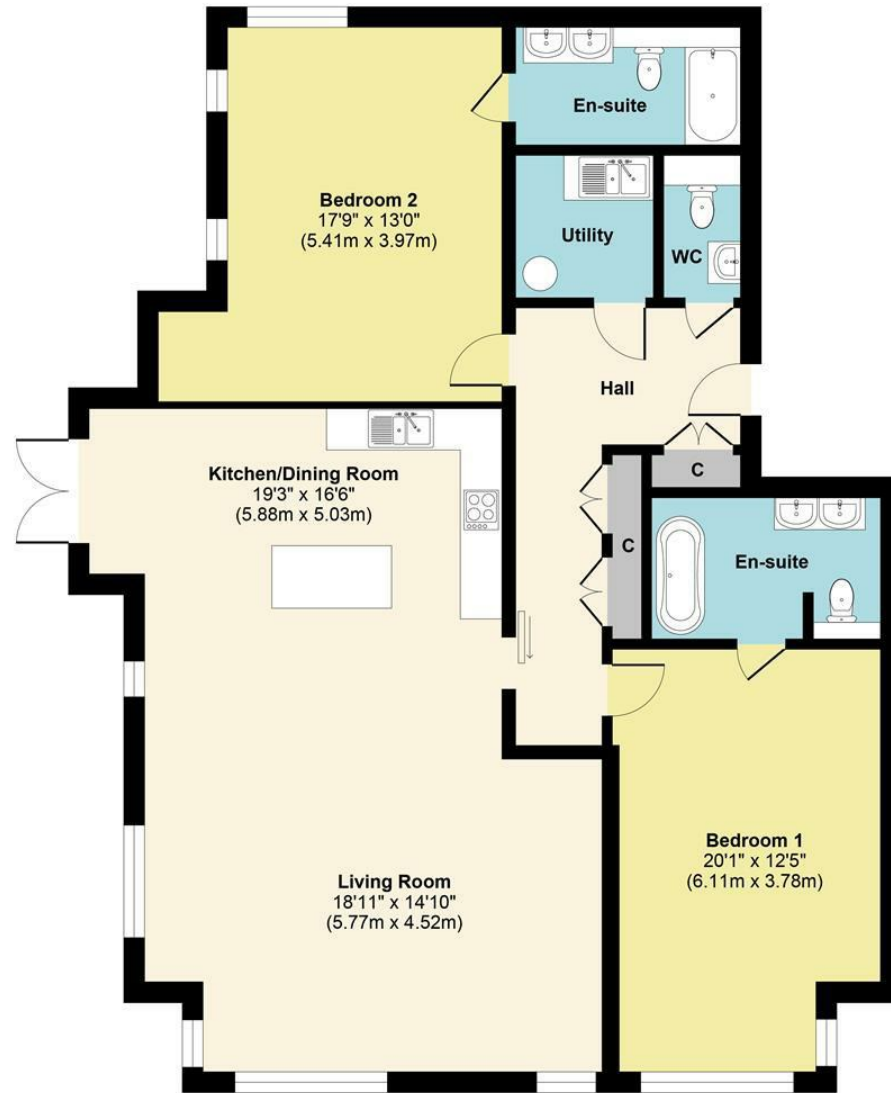
Apartment 1 is located within Kings House and situated on the ground floor with access to a private garden with a sun terrace and formal lawned area. Once inside, a spacious entrance hall provides three storage cupboards, there is a spacious open-plan, double aspect, modern kitchen/dining/living room with a luxury kitchen area offering a range of integrated appliances, Quooker tap with instant hot water, large island incorporating the breakfast bar and bi-folding doors opening to the private garden. The master bedroom overlooks the rear aspect and is provided with a luxury ensuite bath/shower room, there is a second double bedroom with a fabulous ensuite, a separate utility room and cloakroom. The apartment has underfloor heating throughout, entry-phone system, FTTP connection, water softener and dedicated parking for two cars, one covered and one open.

Winscombe Court is a prestigious gated 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. Whether you're balancing a busy lifestyle or making plans for retirement, Winscombe Court is the perfect place to call home.

Please note, internal photographs are the show apartment, 2 Winscombe Court.





Ground Floor

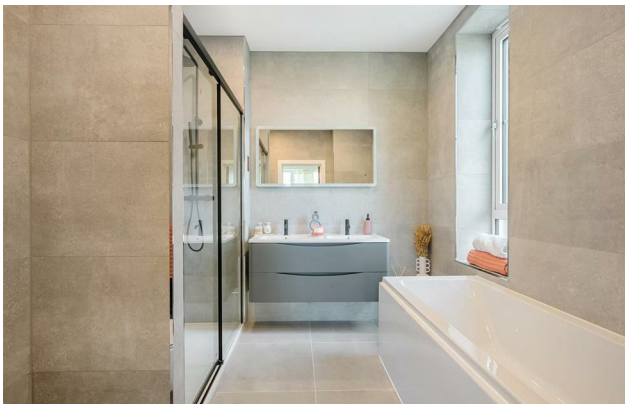
Approx. Gross Internal Floor Area 1420 sq. ft / 132.00 sq. m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
Tel: +44 (0)1737 361014  
Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY  
Kingswood