



FINE & COUNTRY
Kingswood

High Oaks
The Glade, Kingswood, Surrey KT20 6JE

Property at a glance

- Six Bedroom Family Home With Self-Contained Two Bedroom Annexe
- Indoor Swimming Pool Complex With Party Room, Sauna & Shower Facilities
- Two Reception Rooms
- Open-Plan Kitchen/Dining Room
- Five Bath/Shower Rooms & Four Dressing Rooms To Main House
- Plenty Of Storage
- Large Raised Balcony & Garden With Fish Pond & Woodland Area
- Tiled Floor To The Ground Floor With Underfloor Heating
- In & Out Driveway & Attached Single Garage

Setting

This lovely family home is situated on a private road 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, travel agents, Coughlans bakery, hairdressers, 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.

£2,650,000 Freehold

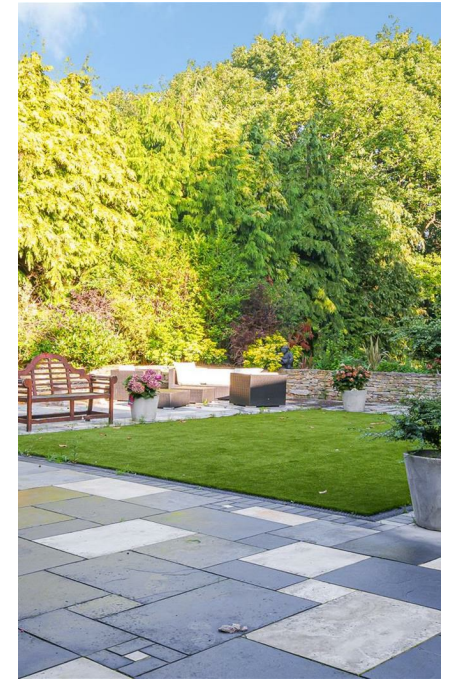
High Oaks, The Glade

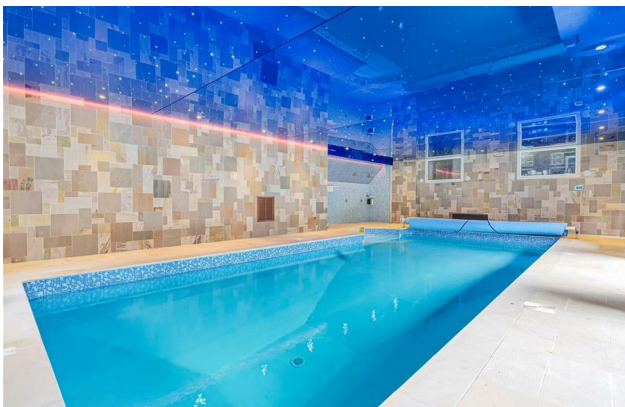
Located on The Glade in Kingswood is this substantial six bedroom family home with a self-contained, two bedroom annexe and a indoor swimming pool complex to the lower ground. The property offers in-excess of 9000 sq ft and is a great entertaining house, with a large party room just off the pool complex which opens up to the rear garden.

An enclosed porch opens to the main entrance hall, a double aspect fireplace sits between the hallway and the TV room and tiled flooring flows throughout the ground floor with underfloor heating. There are several reception rooms on the ground floor including a double aspect sitting room, a TV room and a superb 38' x 28' kitchen/family/dining room offering a range of integrated appliances, a large central island and bi folding doors opening to the raised balcony. Also to the ground floor is a utility room, cloakroom, store room and an internal door to the integral garage.

On the first floor is a spacious principal suite with a dressing room and a large en-suite shower room. There are five further bedrooms on this level with three dressing rooms and four bath/shower rooms. There is also a laundry shoot shared between the main bathroom and the master bedroom ensuite. To the lower floor is a fabulous heated swimming pool, a large 50'x15' party room with bi-folding doors to the rear garden, a changing room, 3 showers, 2 cloakrooms and a sauna. There is also a two bedroom annexe, perfect for a family member seeking privacy, offering a separate entrance, an open-plan kitchen/sitting room, two double bedrooms and a modern shower room.

Outside there is a rear garden with a large sun terrace, a fish pond and steps leading to the raised balcony. To the front is a carriage driveway with access to an integral garage on one side and a separate gated access on the other side.





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