



FINE & COUNTRY
Kingswood

Long Barn
Waterhouse Lane, Kingswood, Surrey KT20 6DU

Property at a glance

- Superbly Presented Throughout
- Four Double Bedrooms
- Five Luxury Bath/Shower Rooms
- Stunning Open Plan Annexe
- Large Living Room With Vaulted Ceiling
- Kitchen/Breakfast Room & Utility Room
- Fabulous Views Across Greenfield Land
- Private Grounds With Gated Entry, Detached Double Car Port
- Summer House & 0.7 Acre Plot
- Chain Free

Setting

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, Coughlans bakery, hairdressers, beauticians, 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 golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Guide Price £1,375,000

Long Barn

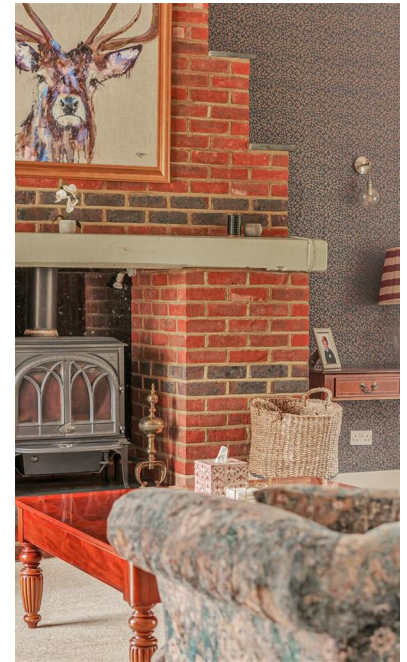
Long Barn is a quite unique detached family home, superbly presented and offering a stunning annexe for multi-generational living whilst also discreetly situated in the centre of Kingswood Village. The property offers a plot of almost 0.7 of an acre with views across a vast expanse of greenfield land used mostly for grazing horses.

Set within family friendly grounds with superb views across paddocks and fields this wonderful four bedroom family home also comes with a fabulous one bedroom annexe with private entry and a private driveway. The property offers a wealth of features such as exposed beams and vaulted ceilings combined with spacious accommodation, well maintained and improved over the years by the present owner.

To the ground floor is a large, double aspect sitting room with a vaulted ceiling and a spacious kitchen/breakfast room. The kitchen is open-plan with a range of integrated appliances and fitted units, offering space for a breakfast/dining table and a large central island unit/breakfast bar. A utility room is situated to one side of the kitchen whilst a garden room is situated on the other side with patio doors opening onto a terrace as well as a modern ensuite shower room

Also to the ground floor are two further double bedrooms, an ensuite shower room and a separate family bathroom. A door from the hallway leads through to a beautifully presented annexe which comprises of a bedroom/living room with patio doors leading outside, a luxurious en-suite shower room and a fantastic L-shaped kitchen/dining room with vaulted ceilings and its own separate entrance. To the first floor is the master bedroom with plenty of storage and a modern ensuite bathroom.

Outside, there is a large garden with a childrens play area, a detached log cabin, a storage shed, views across paddocks and fields and a detached double car port. The property is quite unique and could easily be reconfigured to adapt further depending upon someone's needs.

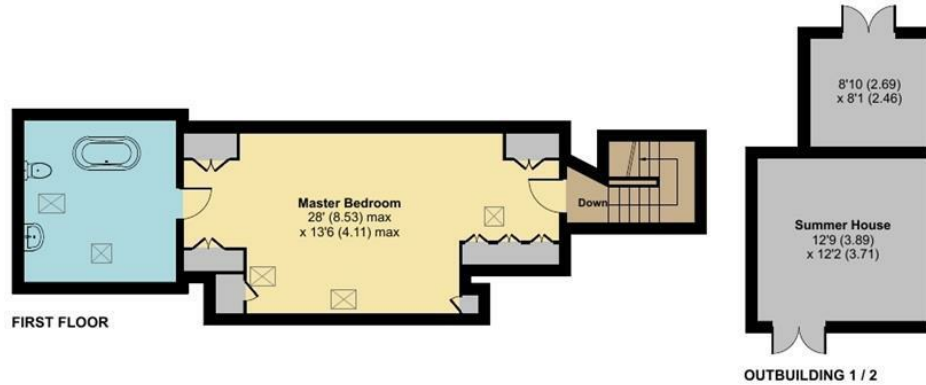


Long Barn, Waterhouse Lane, Kingswood, KT20



Approximate Area = 2521 sq ft / 234.2 sq m
 Garages = 528 sq ft / 49 sq m
 Outbuilding = 226 sq ft / 20.9 sq m
 Annexe = 766 sq ft / 71.1 sq m
 Total = 4041 sq ft / 375.2 sq m

For identification only - Not to scale

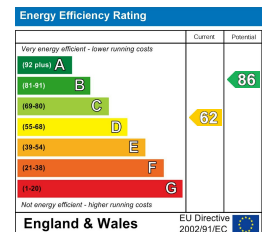


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Fine & Country. REF: 1000925

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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