



**FINE & COUNTRY**  
Kingswood

*14 Warren Lodge Drive*  
Kingswood, Surrey KT20 6QN

## Property at a glance

- Beautifully Presented Substantial Family Home
- Circa 3688 Sq Ft
- Six Bedrooms
- Two Bath/Shower Rooms
- Three Reception Rooms & Snug
- Modern Fitted Kitchen/Breakfast Room & Utility Room
- Many Improvements, Including Roof Overhauled, New Roof To The Conservatory, Luxury Ensuite Bath/Shower Room
- Integral Double Garage & Large Driveway
- Secluded Rear Garden
- No-Ongoing Chain

## Setting

This family home is situated within a short distance of Kingswood and Tadworth village, both providing a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools. There is a footpath leading to the Kingswood Warren Estate just off Hemlock Close.

In terms of transportation, Kingswood Station 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.

**£1,495,000 Freehold**

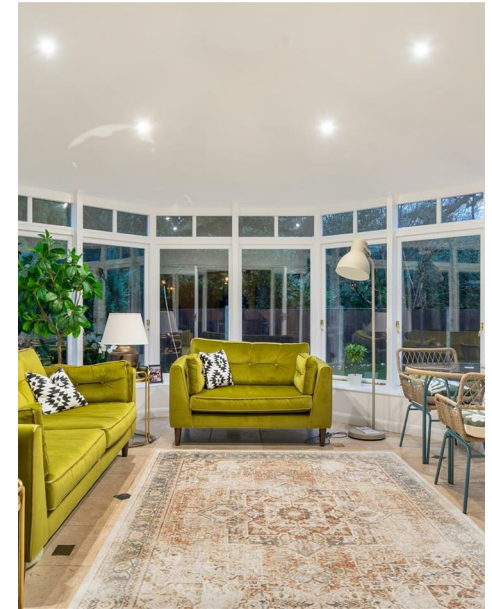
# 14 Warren Lodge Drive

We are delighted to offer for sale this substantial six bedroom family home that has seen many improvements over the last few years and has been transformed by its current owners. It now offers a more modern kitchen with a central island and breakfast bar plus an extensive range of integrated appliances including a Quooker tap. The kitchen has been opened up to the dining room with a set of double doors and Bi-folding doors have been fitted in the dining room, along with a beautiful tiled floor which flows to the kitchen and entrance hall. The master bedroom ensuite has been refitted and the main roof has also been overhauled and a matching new roof has been added to the conservatory which now makes for a more useable room in all seasons. A new Megaflow system for the property has also been added.

This wonderful property will be perfect for a large growing family, offering accommodation of just over 3680 sq ft. To the ground floor is a large entrance hall with cloaks cupboard, a modern cloakroom, a double aspect sitting room measuring 30'2" x 14'9" offering a superb inglenook fireplace and double doors leading to the conservatory and dining room. In addition, the property houses a study which is currently used as a snug, a utility room with access to the double garage and a staircase leading to bedroom six, ideal for guests or growing teenager with separate Annexe potential.

To the first floor is a galleried landing leading to the master bedroom with a range of fitted wardrobes and a luxury ensuite bath/shower room with a beautiful stone bath. There are four further bedrooms all with fitted wardrobes and a family bath/shower room.

Outside there is a lovely, secluded rear garden with a sun terrace and there is a large driveway to the front with access to the double garage. An internal viewing is highly recommended. No on-going chain.



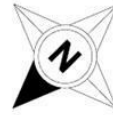
# Warren Lodge Drive, Kingswood, KT20

Approximate Area = 3325 sq ft / 308.9 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 3688 sq ft / 342.6 sq m

For identification only - Not to scale

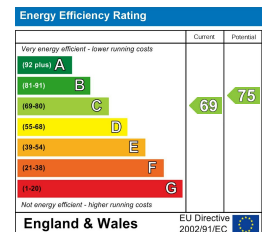


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1070724

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.





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