



**FINE & COUNTRY**  
Kingswood

*3 Walnut Drive*  
Kingswood, Surrey KT20 6QX

## Property at a glance

- Substantial Five Bedroom Family Home
- Measuring Just Under 4000 Sq Ft
- Potential For A Detached Annexe
- Open-Plan Orangery/Dining/Family Room
- Separate Sitting Room & Study
- Modern Fitted Kitchen/Breakfast Room
- Three Modern Bath/Shower Rooms
- Triple Garage Converted To Studio/Workshop, Gymnasium & Garden Store
- Gated Driveway
- Wrap Around Rear Garden With Pavilion

## 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.

£1,595,000 Freehold

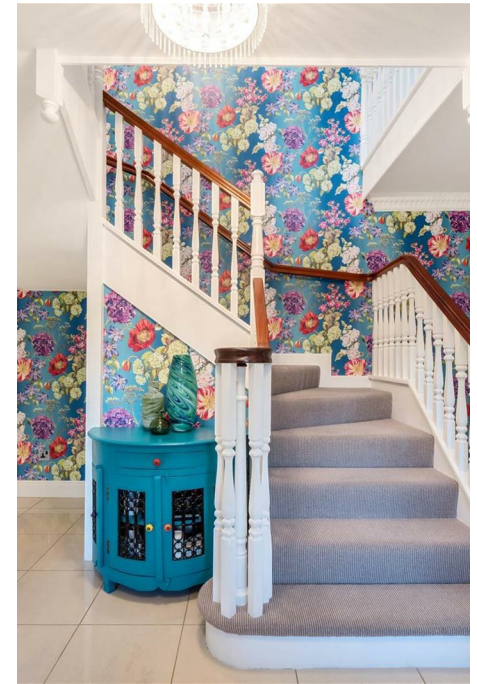
# 3 Walnut Drive

This deceptively spacious five bedroom modern & gated residence offers family-friendly living and is located within a quiet cul de sac. The property is offered to the market in beautiful condition throughout, offering just under 4000 sq ft of accommodation with the potential of creating a detached annexe. The property is located on the outskirts of the village with a footpath leading to the main Kingswood Warren Estate.

Inside, the property offers a modern layout that effortlessly combines comfort and style. The accommodation to the ground floor comprises of a spacious entrance hall with tiled flooring and plenty of storage cupboards, a sitting room with a feature fireplace and double doors leading to the large dining/orangery/family room with bi-folding doors to the rear garden. The heart of the home is undoubtedly the open-plan orangery, serving as a versatile space for dining and family gatherings that seamlessly connects indoor and outdoor living. This dynamic area extends into a beautifully fitted kitchen/breakfast room with a large island, catering for to the needs of the modern chef. The sitting room and study offer spaces for relaxation or focused work, while the utility room adds a touch of practicality to daily living.

To the first floor is the master bedroom with a walk-in wardrobe and a modern en-suite bath/shower room, bedroom two offers a range of fitted wardrobes and an en-suite bathroom whilst there are three further bedrooms, two with fitted wardrobes and a separate family bathroom.

Outside there is a lovely, level rear garden that wraps around two sides of the property, a pavilion offers the perfect spot to bask in the warm glow of the setting sun. The triple garage to the front has been skill-fully converted and now provides a studio/office/games room, a gymnasium for fitness enthusiasts and a convenient garden store, offering flexibility for various uses catering to the diverse needs of a modern lifestyle.



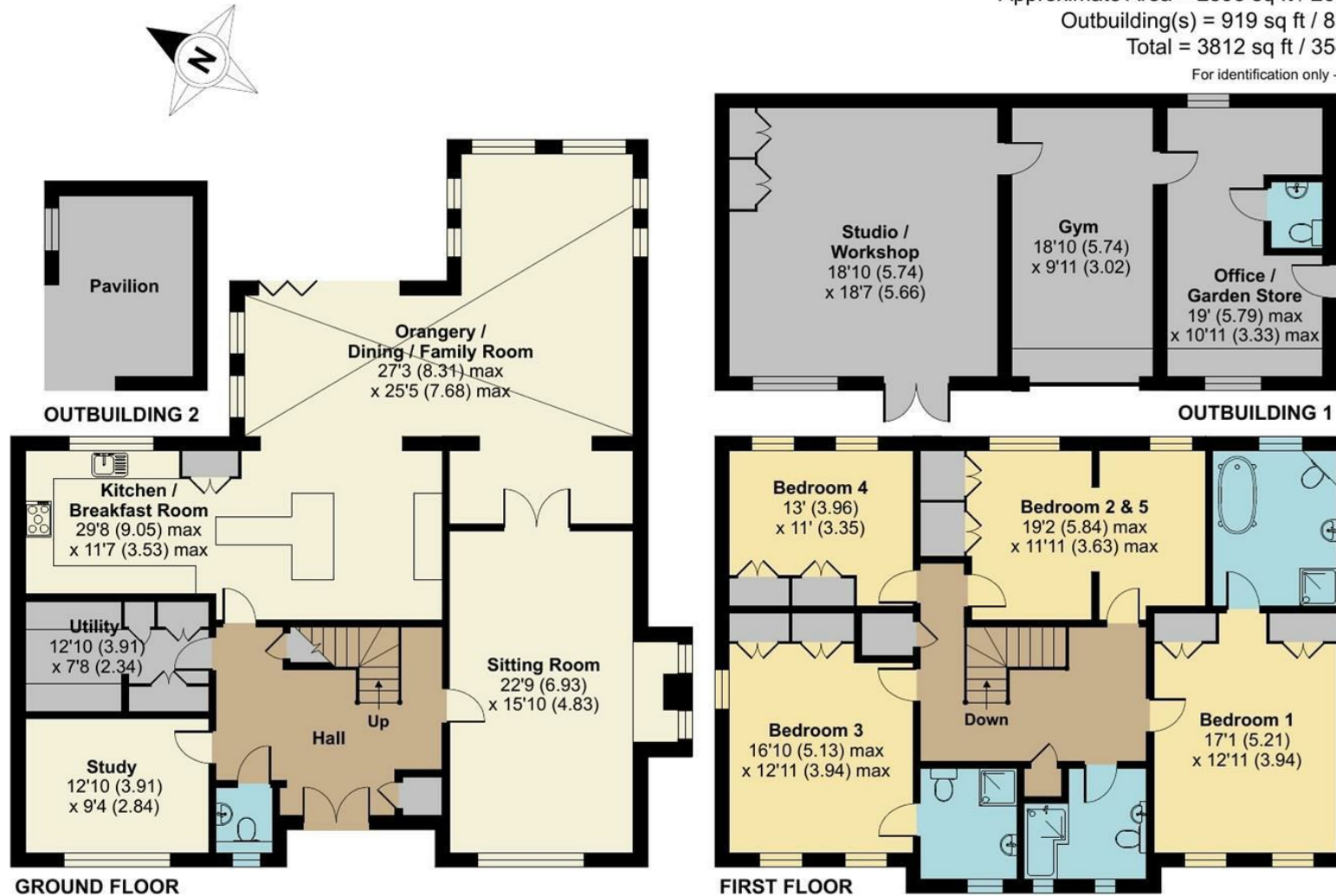
# Walnut Drive, Kingswood, KT20

Approximate Area = 2893 sq ft / 268.7 sq m

Outbuilding(s) = 919 sq ft / 85.4 sq m

Total = 3812 sq ft / 354.1 sq m

For identification only - Not to scale

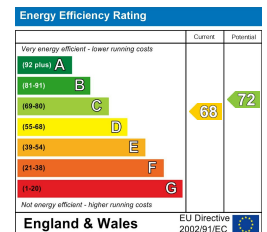


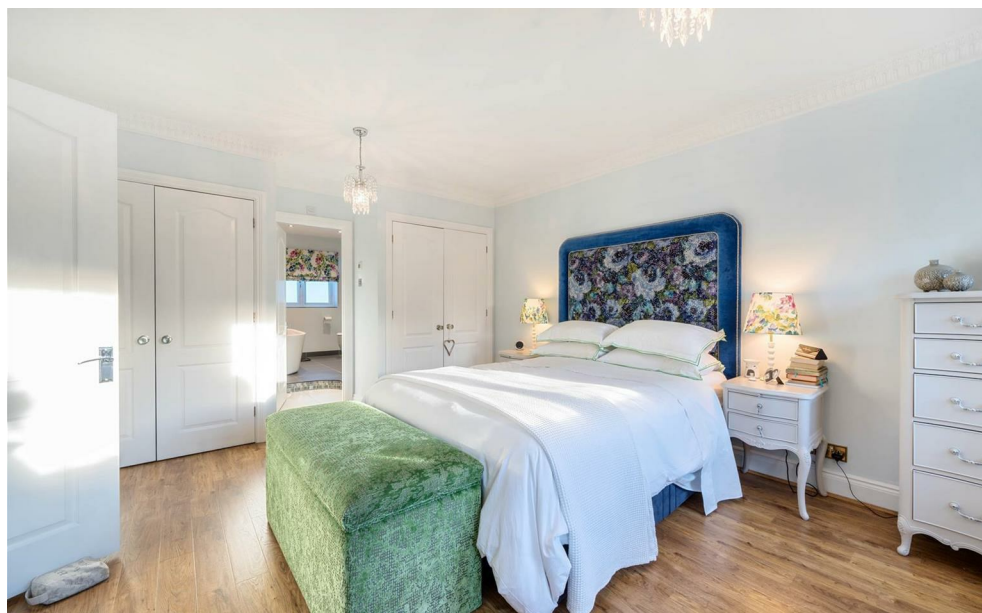
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Fine & Country. REF: 1073878

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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)  
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