



**FINE & COUNTRY**  
Kingswood

*Merrimay*  
Forest Drive, Kingswood, Surrey KT20 6LU

## Property at a glance

- Luxury Family Home Circa 5500 Sq Ft
- Five/Six Double Bedrooms
- Six Luxury Bath/Shower Rooms
- Two Reception Rooms
- Cinema Room & Gymnasium
- Circa 0.7 Acre Plot
- 2nd Lounge/Games Room
- Raised Sun Terrace With Hot Tub
- Double Garage
- Gated & Heated Driveway

## Setting

This stunning family home is situated within Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Coughlans bakery, Waterhouse Cafe, 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.

**£2,295,000 Freehold**

# Merrimay

This fabulous five/six bedroom luxury home is located in gated grounds measuring approximately 0.7 of an acre and is located close to Kingswood Village. The accommodation could be arranged to suit many requirements; to the ground floor is a grand entrance hall with a beautiful sweeping staircase; a triple aspect drawing room, a dining room with fabulous floor to ceiling windows; a cinema/family room incorporating bespoke oak display cabinets; a gymnasium and a superb open-plan kitchen/breakfast room with an everyday dining area.

Situated over the first and second floors are two double bedrooms with dressing rooms and luxury bath/shower rooms, three further double bedrooms and three further high-quality bath/shower rooms; an office with bespoke furnishings and a lounge/games room which could be used as the sixth bedroom. If required, the top floor offers the potential to make a fabulous au-pair or teenager's apartment.

Outside there is a large heated driveway with access to the double garage; a landscaped rear garden with a raised sun terrace and a veranda with a hot tub where you can enjoy the views and large garden below. With state of the art technology, underfloor heating and a fabulous finish this truly is a wonderful home.



# Forest Drive, Kingswood, KT20

Approximate Area = 4929 sq ft / 457.9 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 374 sq ft / 34.7 sq m

Total = 5396 sq ft / 501.2 sq m

For identification only - Not to scale

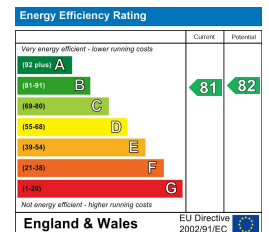


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Fine & Country. REF: 1088608

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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