



FINE & COUNTRY
Kingswood

Hanover House
Waterhouse Lane, Kingswood, Surrey KT20 6HT

Property at a glance

- Outstanding Five Bedroom Family Home
- Self-Contained Two Bedroom Annexe
- Heated Outdoor Swimming Pool
- Secluded One Acre Plot
- Two Reception Rooms & Games Room
- Fabulous Open-Plan Kitchen/Breakfast Family Room
- Study, Utility Room & Ground Floor Shower Room
- Four Luxury Bath/Shower Rooms
- Triple Garage & Long Sweeping, Gated Driveway
- Walking Distance To Kingswood Village & Railway Station

Setting

This superb 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.

£2,875,000 Freehold

Hanover House

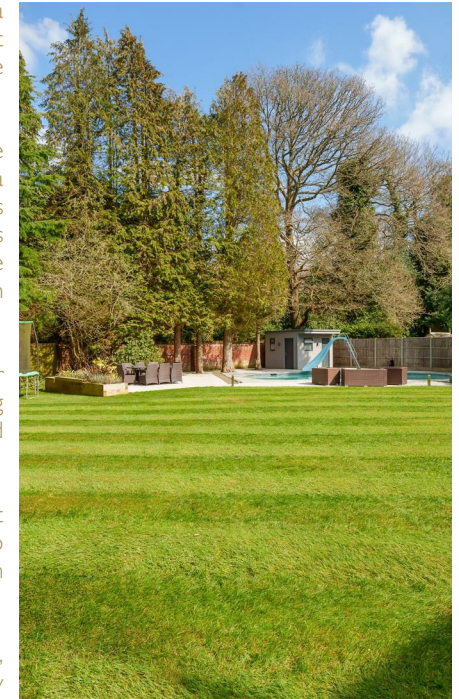
Hanover House is a substantial family home with almost 6000 sq ft of adaptable accommodation, with a heated outdoor swimming pool and a separate two bedroom self contained annexe. The property is set deep in a secluded plot of approximately one acre with a gated entrance and a long driveway leading to the main porticoed entrance and triple garage.

Entry into the house is by a large reception hall with an oak staircase to the first floor. At the far end of the hall is an exceptional, open-plan kitchen/family room with a central island, range of integrated appliances, a roof lantern, bi-folding doors to the garden and access through to a dining room. The dining room provides access to the rear garden, entrance hall and a generous L shaped living room with two sets of patio doors to the rear garden. On top of this there is a utility room, fitted study and cloakroom. To the right hand side of the house is an inner hall, from here there is access to the two storey annexe and spacious games room situated above the triple garage.

The first floor offers a large galleried landing and balcony overlooking the grounds to the front. The master bedroom takes centre stage with a balcony offering wonderful views over the rear garden, a large dressing room and an ensuite shower room, there are four further double bedrooms all with fitted wardrobes and three bath/shower rooms.

The two storey annexe is attached to the house but has its own front door and is situated to the right hand side of the property. It is currently self-contained with a living room, a kitchen/breakfast room and two first floor bedrooms and a bathroom. The annexe is ideal if you require an au pair/nanny, if you have grown up family members or older relatives that require their own space.

Being within a short walk of Kingswood village and railway station and offering superb accommodation, Hanover House is a wonderful family home and is very well presented throughout. A viewing is highly recommended.



Waterhouse Lane, Kingswood, KT20

Approximate Area = 5392 sq ft / 500.9 sq m (Includes Annexe)

Garage = 594 sq ft / 55.1 sq m

Total = 5986 sq ft / 556 sq m

For identification only - Not to scale

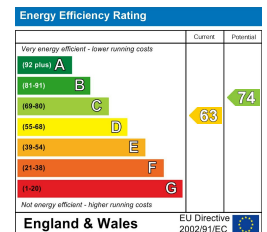


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced by Fine & Country. REF: 99499

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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.





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