



FINE & COUNTRY
Kingswood

Sefton
The Glade, Kingswood, Surrey KT20 6LH

Property at a glance

- Fabulous Four Double Bedroom Family Home
- Secluded 0.75 Level Acre Plot
- Heated Outdoor Swimming Pool
- Extended & Well Maintained
- Potential To Extend/Develop S.T.P.P
- Three Reception Rooms
- Open-Plan Modern Kitchen/Breakfast Room
- Study, Laundry Room, Cloakroom & Store Room
- Two Modern Bath/Shower Room & Dressing Room
- Carriage Driveway & Attached Double Garage

Setting

This superb family home is situated within a desirable location in 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.

£1,750,000 Freehold

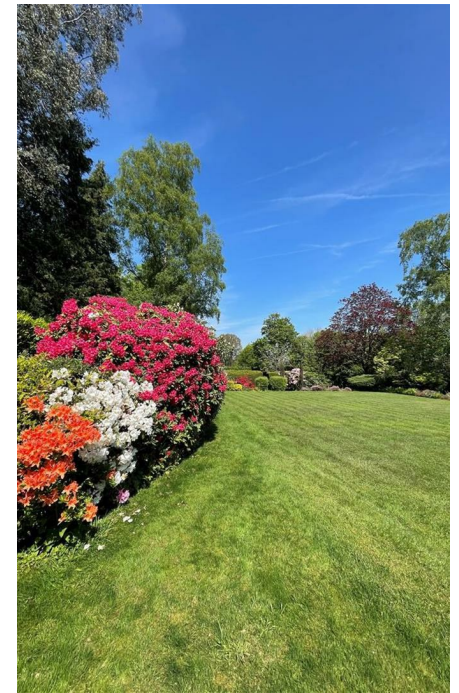
Sefton

Offered to the market with no onward chain is this beautifully presented family home, situated in one of Kingswood's most sought after locations. The property is set within a superb and level plot measuring 0.75 of an acre with a beautifully secluded rear garden and heated swimming pool. The property has been extended over the years and has been well maintained with sympathetic modifications carried out throughout. There is still plenty of potential to further extend or even the potential to completely re-develop S.T.P.P

An enclosed porch leads through to the entrance hall with parquet flooring and access through to the main reception rooms. There is a large sitting room on one side with a fabulous fireplace and patio doors opening to the rear garden, a formal dining room with double doors to the study in the middle and a generous conservatory to the rear. Also to the ground floor is a double aspect, open plan kitchen/breakfast room with an extensive range of fitted units, solid wood worktops, wood flooring and a range of integrated appliances. A door from the kitchen leads through to a covered lobby area with access to a laundry room, store room, the double garage and a further door leading out to the rear garden.

On the first floor is the spacious master bedroom with a dressing area, a range of fitted wardrobes and a modern en-suite shower room. There are three further double bedrooms and a family bath/shower room.

The secluded rear garden is a key feature and currently divided into two areas by a neat hedge. A sun terrace stretches across the rear of the property with access to the heated swimming pool and to the main garden where a tennis court once stood. A well maintained lawn leads to an archway through to the rear garden area which is also secluded. To the front of the property is a carriage driveway with access to the attached double garage.



The Glade, Kingswood, KT20

Approximate Area = 3151 sq ft / 292.7 sq m (includes garage & excludes store)

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: 1102035

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
48		74
England & Wales		EU Directive 2002/91/EC



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