



Chase Grove
The Chase | Kingswood | Surrey | KT20 6HZ

STEP INSIDE

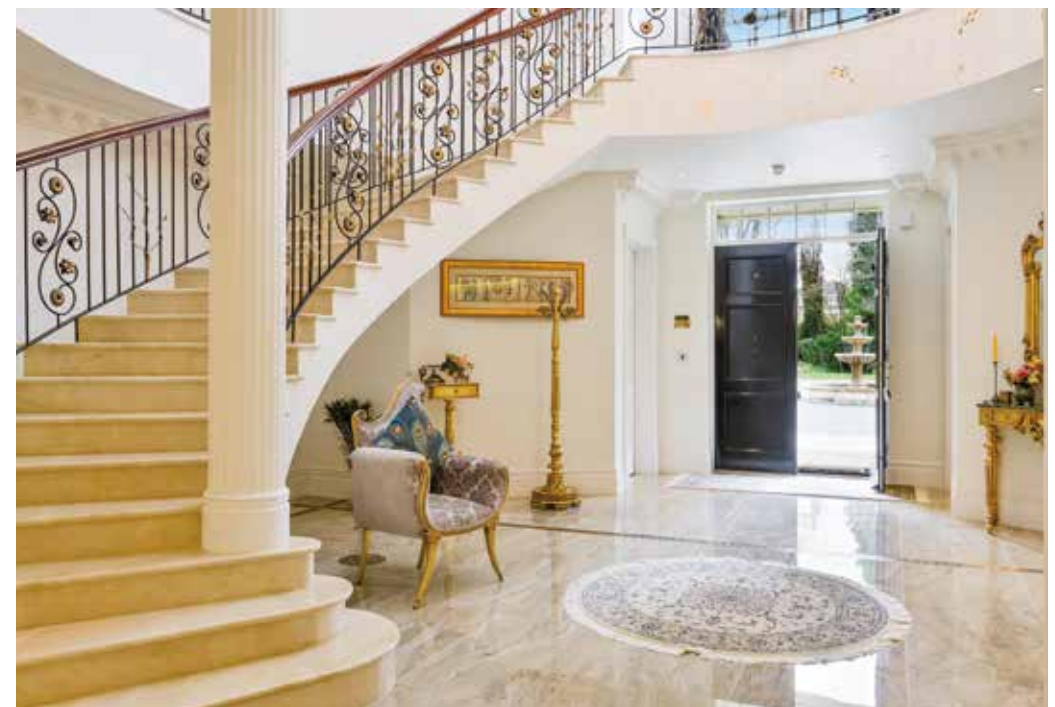
Chase Grove

Chase Grove is indeed a very special family home situated on The Chase in Kingswood, arguably one of the most sought after private roads within Kingswood. Individually commissioned and designed by the current owners in 2014, the property is luxuriously appointed, offering almost 14,000 sq ft of living accommodation within a beautiful plot measuring 1.7 acres. This is a truly unique property offering elegance and luxury on a palatial scale.

Chase Grove is a modern Georgian style home set deep in its plot with a spacious frontage and approached by a double gated carriage driveway. Level & secluded gardens surround the property offering privacy, space and ample room for entertaining.

Internally the house really is in a league of its own, combining outstanding twenty first century luxury with well-planned family accommodation and exceptional entertaining space. The ground floor reception rooms offer quite remarkable space with double height ceilings, light filled rooms and lush green views of the garden at every turn whilst the bespoke kitchen/breakfast room remains a firm family favourite and just as our vendors envisaged.

The upper floors are accessed by a beautiful marble staircase which sweeps effortlessly to the first floor. There are currently six bedrooms in total spread out across two floors, each offering air conditioning. Each bedroom offers en suite facilities whilst two bedrooms offer additional study areas and another two bedrooms offer walk in dressing rooms. There are two balconies on the first floor, one overlooking the front and another offering private use from a principal bedroom overlooking the rear garden. The second floor also offers a laundry room and two bespoke offices (each with air conditioning) which could be converted into additional bedrooms if so desired. Add to this features such as a cinema/games room, a gymnasium, an indoor swimming pool complex, a quadruple garage, triple glazing, underfloor heating, air conditioning, and a Control4 home automation system and you can appreciate how special this property really is.

















STEP OUTSIDE

Chase Grove

Externally, Chase Grove sits deep in a plot measuring 1.7 acres. Level lawns flank the property on all sides with recent additions carried out by Bond Landscapes. A double gated carriage driveway provides entry and exit with a tiered water fountain taking centre stage. The property was recently awarded an A rating epc (energy performance certificate), something very rarely achieved. Approximately 80 solar panels have helped to achieve this with a 20 kW Solar System Yielding c.£2000 per annum.

SETTING

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants including a convenience store/post office, off licence, Waterhouse Cafe, Coughlans bakery, hairdressers, beauticians, restaurants 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 is choice a plenty with world-renowned golf clubs nearby including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, The RAC Golf Club and the exclusive Beaverbrook Golf Club in Leatherhead. Horse Riding schools and stabling can also be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. For racket enthusiasts, Kingswood Tennis Club is situated nearby on The Glade.



- Set Deep In A Gated Plot of 1.7 Acres
- Six Double Bedrooms & Seven Bath/Shower Rooms
- Stunning Open Plan Kitchen/Breakfast Room
- Six Reception Rooms & Two Bespoke Offices
- Bespoke Build In 2014 With Palatial Proportions
- Superbly Presented Throughout
- Indoor Swimming Pool, Gymnasium & Space For Sauna
- Concrete Floors & Underfloor Heating
- 20 kW Solar System Yielding c.£2000 Per Annum
- Quadruple Garage With Games Room / Possible Annexe Above
- Balconies & Entertaining Terraces
- A Rating EPC (Energy Performance Certificate)
- Triple Glazing / Control4 Home Automation / Air Conditioning
- Almost 14000 sq ft & Carriage Driveway



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