



The Grey House
Cophill Lane | Kingswood | Surrey | KT20 6HL

STEP INSIDE

The Grey House

The Grey House is a substantial period home offering approximately 4700 sq ft, bursting with character and set within grounds of almost 0.35 of an acre. The house dates back to the 1850's where it stood alone as the house on the hill with ownership of all land and property surrounding it. There is quite a history behind it, the owners have a substantial collection of relevant information pertaining to the property. The design and layout are simply outstanding, offering something quite unique with period features aplenty.

The property is situated in a secluded location and includes a simply stunning Blacksmith's Forge with historical links to Hampton Court which has been thoughtfully re-furnished and is now a successful Airbnb business run by the current owners. Alternatively, the space could be perfect to use as an annexe or office. Internally the forge is beautifully appointed offering an en-suite bathroom, modern kitchen and bi-folding doors to a courtyard garden.

Entry into the main house is via steps up to a welcoming reception hall with wooden flooring and ornate coving. There are two principal reception rooms on the raised ground floor with one arranged as an artist's studio and the other as a lovely sitting room with a window seat, generous space, large sash windows, period coving, period style radiators and an original fireplace. Completing the raised ground floor accommodation is a study, a cloakroom, a utility room and a lovely kitchen/breakfast room with a range of integrated appliances and a utility room. Another superb feature is the cellar, accessed from the understairs cupboard with a staircase leading down to a large cellar/wine store and with additional storage space. Another staircase from the hallway leads down to a lower ground floor games room which also connects to the cellar and wine store. There is a cloakroom off the games room, double doors out the garden and access through to the double garage.

On the first floor there are three double bedrooms and three bath/shower rooms. The generous principal bedroom takes centre stage with a dressing area and a beautiful ensuite shower room. Stairs from the landing lead to the second floor providing two further double bedrooms, one with a range of built in wardrobes.

















STEP OUTSIDE

The Grey House

Externally the grounds are level. The main garden is lawned with a sun terrace and a doorway in the original flint wall leads to a further secluded secret garden, with a further sun terrace and doors leading into the games room. There is also a shingled driveway, a courtyard garden to the front and an attached double garage. An internal viewing is highly recommended to appreciate this very special and beautifully presented family home.

SETTING

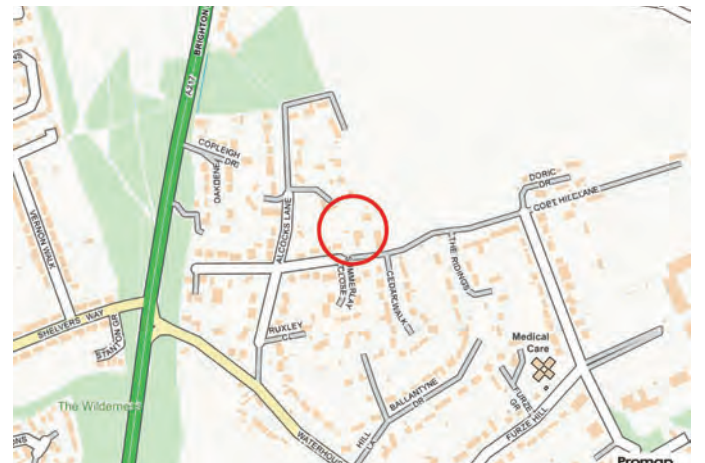
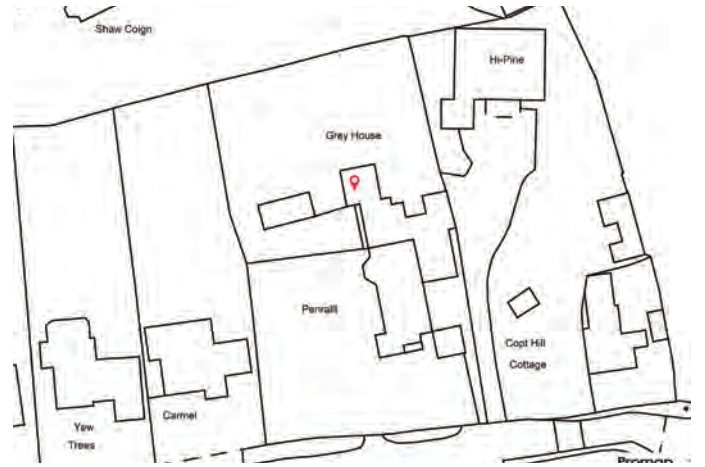
This lovely family home is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, Coughlans bakery, hairdressers, beauticians and The Kingswood Arms public house. 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.



- Beautifully Presented Period Home
- Five Bedrooms & Separate Studio Annexe (Old Forge)
- Dining Room, Sitting Room & Games Room
- Open-Plan Kitchen/Breakfast Room
- Detached Annexe With Kitchen, Shower Room & Bi-Folds
- Three Bath/Shower Rooms
- Substantial Cellar, Wine Store & Utility Room
- Period Features Throughout
- Secluded Grounds Of 0.35 Of An Acre
- Double Garage & Driveway



The Grey House, Copthill Lane, Kingswood, KT20

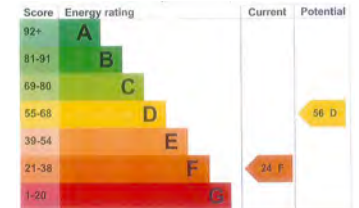
Approximate Area = 4050 sq ft / 376.2 sq m
 Garage = 368 sq ft / 34.1 sq m
 Outbuilding = 289 sq ft / 26.8 sq m
 Total = 4707 sq ft / 437.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 1027230

Tenure: Freehold
 Council Tax Band: G



Agents notes: All measurements are approximate 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 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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 9929068 Registered Office: The Estate Office Woodland Way, Kingswood, Tadworth, Surrey, England, KT20 6HS. Printed 14.09.2023



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