



FINE & COUNTRY
Kingswood

The Paddock
Waterhouse Lane, Kingswood, Surrey KT20 6DU

Property at a glance

- Converted Barn With Private Garden & Countryside Views
- Three Double Bedrooms
- Separate One Bedroom Lodge With Shower Room
- Two Bath/Shower Rooms
- Modern Stoneham Kitchen/living/Dining Room
- Utility & Separate Cloakroom
- Beautifully Presented Throughout
- Gated Communal Driveway & Private Gravelled Driveway
- South West Rear Garden
- Available Now, Unfurnished

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.

£3,600 pcm

The Paddock

Available immediately and unfurnished, The Paddock is a three bedroom detached barn conversion in the heart of Kingswood and backs directly onto acres of open land. The garden has a south westerly aspect and overlooks the land with a one bedroom detached lodge with shower room also located within the grounds. This fabulous property is accessed by a private drive with off street parking and located within a few minutes walk of Kingswood Village and railway station.

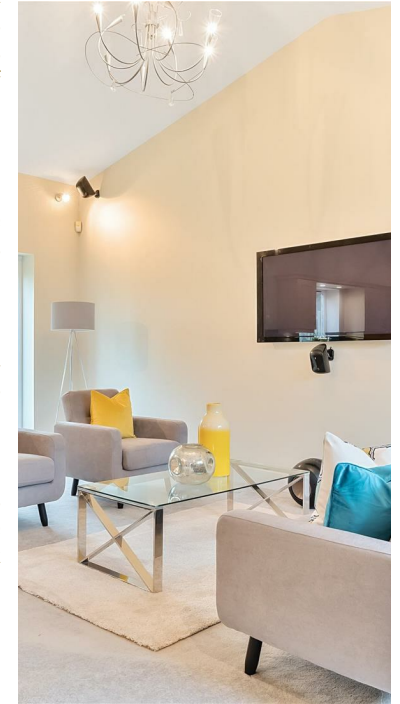
The accommodation at The Paddock is laid out across one floor and comprises of a large open-plan kitchen/living/dining room with a vaulted ceiling and patio doors opening to the rear sun terrace. The Stoneham kitchen offers a range of fitted units, integrated appliances, generous granite worktop space and a granite breakfast bar. The utility room and cloakroom are located just off the inner hallway. The master bedroom benefits from an ensuite shower room whilst there are two further bedrooms and a family bathroom.

To the rear of the property is a large sun terrace laid across the rear of the property, steps lead up to the formal lawned area with access to the detached lodge which comprises of a bedroom, an ensuite shower room and a living area and a large decking area. To the front there is a gated communal driveway for the three properties located within the development.

TERMS:

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS (Tenant Deposit Scheme). Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Deposit: £4,153.84 (5 Weeks)
Council Tax Band: G



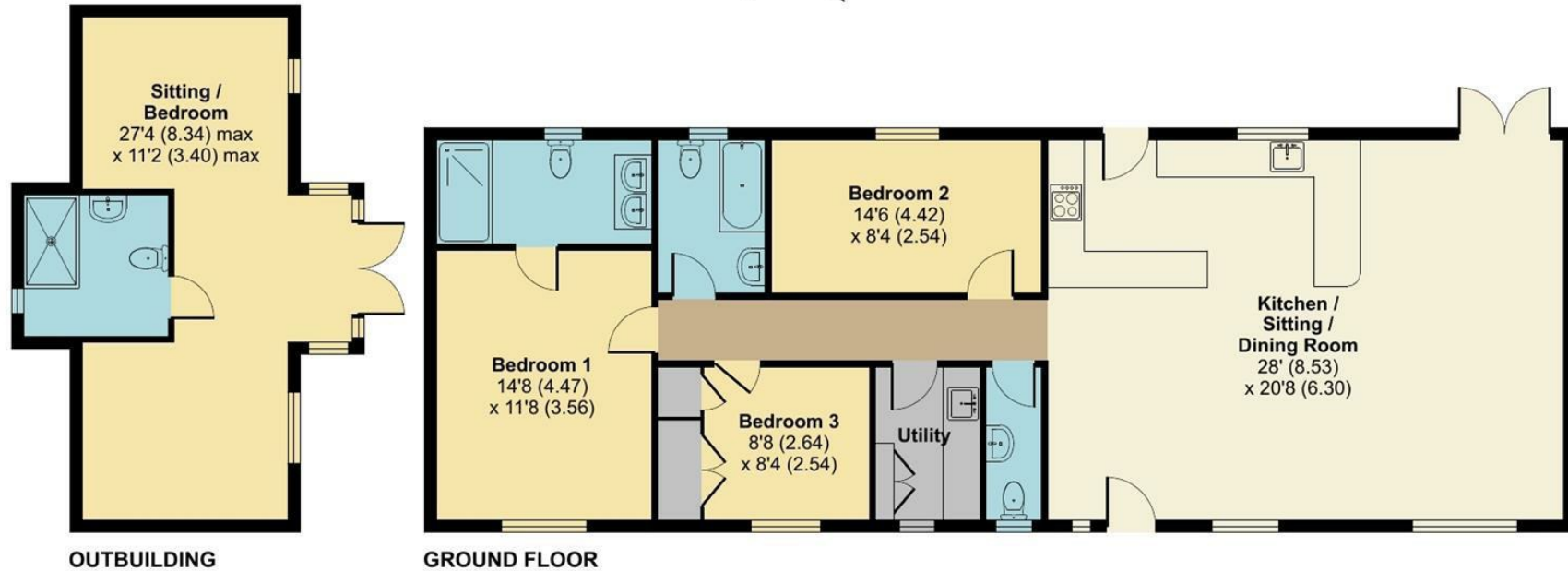
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Approximate Area = 1264 sq ft / 117.4 sq m

Outbuilding = 358 sq ft / 33.3 sq m

Total = 1622 sq ft / 150.7 sq m

For identification only - Not to scale

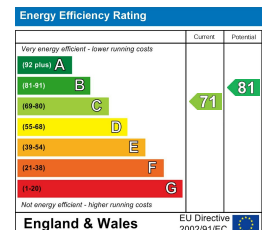


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1082357

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.





Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

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