



FINE & COUNTRY
Kingswood

Litchfield Cottage
Woodland Way, Kingswood, Surrey KT20 6NW

Property at a glance

- Comprehensively Redesigned, Extended & Refurbished To An Extremely High Standard
- Three Double Bedrooms
- Stunning Detached Home
- Open-Plan Kitchen/Dining/Living Room
- Three Luxury Bath/Shower Rooms
- Reception Hallway & Study
- Ground Floor Cloakroom & Utility Room
- Juliet Balcony With Views To The Rear
- Store Room & Gated Driveway
- Landscaped Rear Garden

Setting

This luxurious 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.

£1,395,000 Freehold

Litchfield Cottage

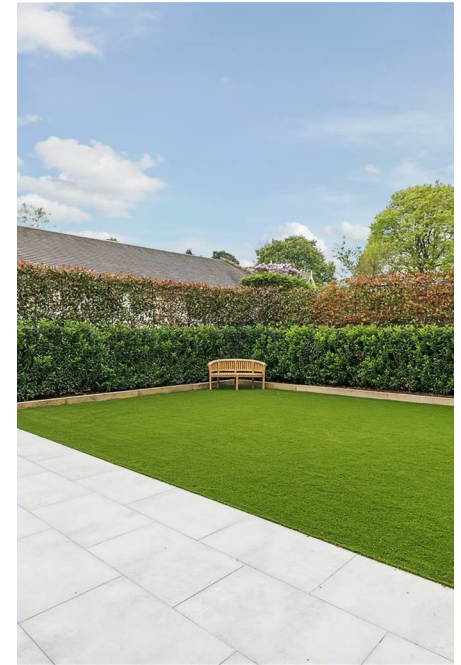
Litchfield Cottage is truly one of a kind. It may be a long time before another property like this, offering the same style and condition comes along.

The property is a detached cottage, situated on a sought-after private road in Kingswood which has been comprehensively redesigned, extended and refurbished to an extremely high standard. Upon entry you walk into a reception hall with sleek and stylish glass paneled doors dividing a study area and the rear facing open-plan living/kitchen space. The reception hall has beautiful Amtico flooring which flows throughout the ground floor including the modern cloakroom. The open-plan kitchen/dining/living room is simply sublime offering a luxury fitted kitchen area with an extensive range of integrated high quality ASKO appliances, a quooker tap and generous amounts of fitted units and work tops with a large central island and breakfast bar. The space also allows for a dining area and family/living area with floor to ceiling glazed doors leading out to the south west facing garden. Also to the ground floor is the utility room with an internal door to the storeroom and bedroom three with a luxury en-suite shower room.

To the first floor are two large double bedrooms. A very generous principal bedroom is situated to the front with fitted wardrobes and an ensuite bathroom. Bedroom two overlooks the rear garden with a luxurious ensuite shower room.

Outside there is a delightful south west facing rear garden, landscaped with artificial grass and a newly laid terrace with matching pathway leading to the front. The gated driveway is block paved and provides parking for numerous cars and access to the storeroom with an automated roll up door. Planning has been approved to extend the storeroom to create a single garage.

This superb property is offered to the market with no on-going chain and is available to view through sole agents, Fine & Country in Kingswood.



Woodland Way, Kingswood, KT20

Approximate Area = 1897 sq ft / 176.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

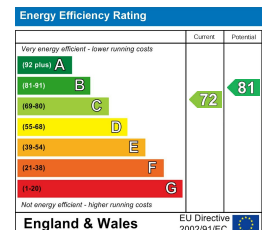


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Fine & Country. REF: 1124148

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.





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