



**FINE & COUNTRY**  
Kingswood

*1 Oakdene*  
The Glade, Kingswood, Surrey KT20 6LL

## Property at a glance

- Ground Floor Apartment With Garden
- Two Double Bedrooms With Fitted Wardrobes
- Two Bath/Shower Rooms
- Sitting Room & Separate Dining Room
- 0.65 Of An Acre Private Garden
- Modern Fitted Kitchen With Appliances
- Southerly Facing Private Rear Garden
- Garage, Parking space & Gated Private Carport
- Walking Distance To Kingswood Village & Railway Station
- No Ongoing Chain

## Setting

This fabulous apartment 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, hairdressers, Coughlans Bakery, 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.

**£635,000** Share of Freehold

# 1 Oakdene

This extremely spacious ground floor apartment with private grounds measuring approximately 0.65 of an acre is located on The Glade and is a one of a kind. The apartment benefits from one of the largest private apartment gardens available in Kingswood.

Upon entry there is a generous sized hallway which guides you to a well proportioned sitting room with fabulous high ceilings which you will see throughout, a feature fireplace, a large bay window with patio doors opening to the rear garden and archway leading to the dining room with vaulted ceiling, skylights and patio doors to the side garden. Just off the hallway is a luxury fitted kitchen to the front aspect fitted with a range of units and integrated appliances. The master bedroom offers a range of fitted wardrobes, views over the side garden and access to the en-suite shower room. There is a further double bedroom with a range of fitted wardrobes and patio doors opening to the rear garden and a family bath/shower room.

Outside is the southerly facing, private rear garden which is level and well maintained. The sun terrace runs across the rear of the apartment, there is a wildlife pond, woodland area to the rear of the garden and a side garden with a shingled pathway leading to the gated carport. There is an allocated parking space, a garage and double doors opening to the private carport.

The apartment is within walking distance of Kingswood railway station and village shops and an internal viewing is highly recommended. No ongoing chain.



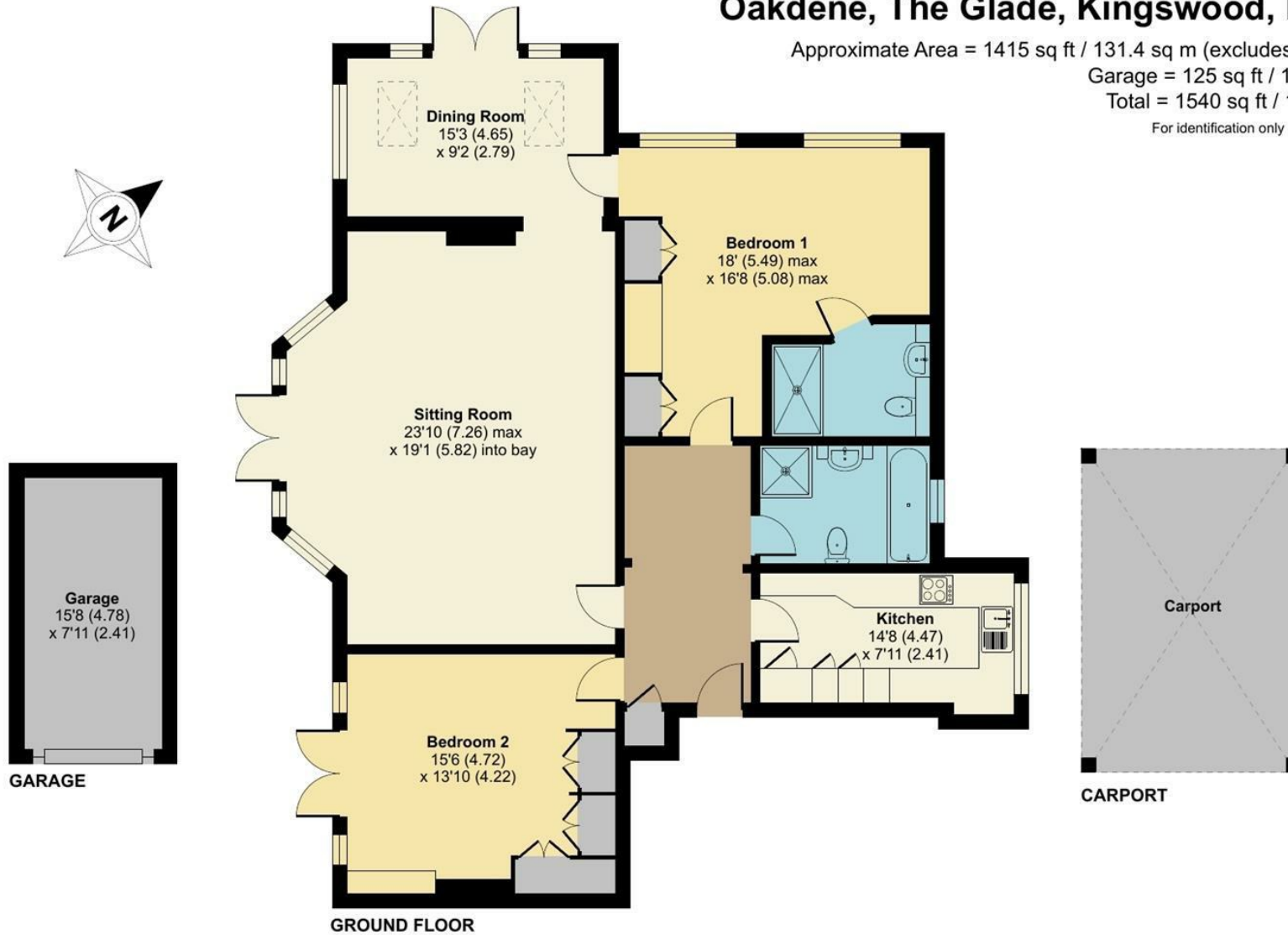
# Oakdene, The Glade, Kingswood, KT20

Approximate Area = 1415 sq ft / 131.4 sq m (excludes carport)

Garage = 125 sq ft / 11.6 sq m

Total = 1540 sq ft / 143 sq m

For identification only - Not to scale

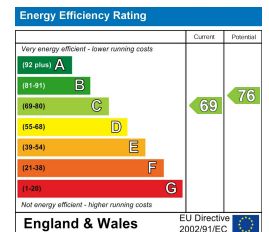


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1120126

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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