



**FINE & COUNTRY**  
Kingswood

*Knole House*

Forest Drive, Kingswood, Surrey KT20 6LU

## Property at a glance

- Luxurious Five Double Bedroom Family Home Built by Stateside in 2014
- Available Early August, Furnished or Unfurnished
- Stunning Open-Plan Kitchen/Breakfast/Family Room & Two Reception Rooms
- Five Luxury Bath/Shower Rooms
- Master Bedroom With Dressing Room & Juliet Balcony
- Study, Utility & Ground Floor Cloakroom
- Landscaped Rear Garden With BBQ Area
- Spacious, Gated Driveway & Detached Oversized Single Garage
- Walking Distance To Kingswood Village & Railway Station
- High Speed Fibre Optic Internet Connection

### 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: £9,346.15 (6 Weeks)

Council Tax Band: H

£6,750 pcm

# Knole House

Built by Stateside in 2014 is this spacious 4360sq ft five double bedroom family home, offering versatile accommodation over three floors. The property offers an exceptionally generous layout and is fully equipped to meet the needs of today's modern lifestyle. The property benefits from concrete floors and underfloor heating to all levels, Control 4 system, ceiling speakers, Grohe and Villeroy & Boch sanitary ware and superb ceramic tiled floors. Available from early August 2024, furnished or unfurnished.

Entry to the house is via a storm porch, opening into an impressive reception hall with a bespoke contemporary staircase leading to a galleried first floor landing. The stunning kitchen/breakfast/family room offers an extensive range of fitted units, integrated appliances, Quooker hot water tap, water filter, work surfaces and a central island with marble breakfast bar. The family area has a vaulted ceiling with a fabulous floor to ceiling window combined with bi-folding doors to the rear terrace. Elsewhere on the ground floor is a living room with patio doors to the rear garden, a superb fireplace with a wood burner fire, a formal dining room, a study, a cloakroom and a utility room.

To the first floor is a fabulous master bedroom with a dressing room, a luxury en-suite bath/shower room and a juliet balcony providing views over the rear garden. Two further bedrooms to this level both have modern ensuite shower rooms and there is a fourth bedroom with a luxury family bathroom. To the top floor is a spacious bedroom measuring 25'7 x 18'10 with a modern ensuite shower room and fitted wardrobes. There is also a store room to this floor.

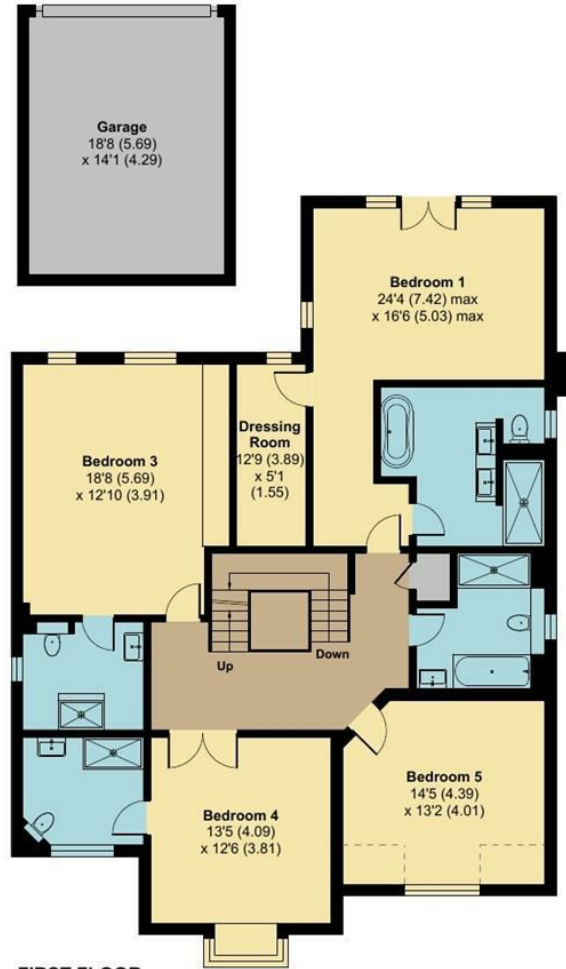
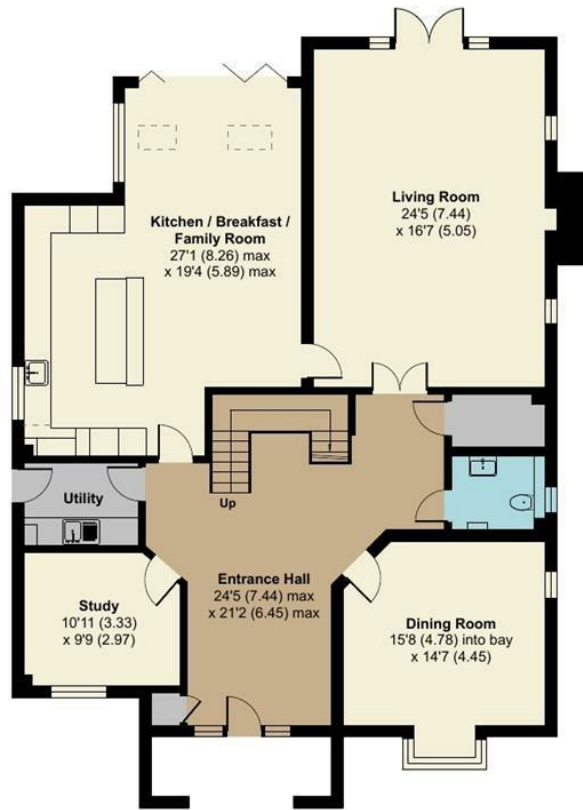
Outside there is a beautifully landscaped rear garden with a neatly laid wood decked sun terrace, a BBQ area with main gas supply, formal lawns and a summer house. To the front is a large driveway with electric gates and a detached, oversized single garage.



# Forest Drive, Kingswood, KT20

Approximate Area = 3827 sq ft / 355.5 sq m  
 Limited Use Area(s) = 269 sq ft / 24.9 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Total = 4360 sq ft / 404.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1111401

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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