



Glade House
The Glade | Kingswood | Surrey | KT20 6LL

STEP INSIDE

Glade House

Glade House is a striking period home discreetly situated in one of Kingswood's premier private roads, surrounded by picturesque grounds and superbly presented throughout. This attractive family home offers six bedrooms with a seventh bedroom potentially lending itself to use as a self-contained annexe. The property sits effortlessly within its surroundings, offering spacious accommodation measuring almost 7000 sq ft laid out over three floors and a fabulous plot measuring circa 1.25 acres with a heated swimming pool.

On the ground floor, leading from a generous reception hall are three reception rooms, a gymnasium, a study and a luxurious kitchen/breakfast room with a central island, vaulted ceiling, stone fireplace and beautiful arched windows with doors to the rear garden and patio. Furthermore there is also a utility room, two cloakrooms, access through to the garage, original features and underfloor heating to several ground floor rooms.

The first floor landing splits in two with a staircase from the ground floor providing access to each side. On one side there is a fabulous principal bedroom suite with two dressing rooms and a luxury ensuite bath/shower room, a further double bedroom and a flight of stairs to the second floor with two further double bedrooms and two ensuite bathrooms. On the opposite side there are three further bedrooms, two en suite shower rooms, a games room/sitting room and a utility room. There are fitted wardrobes to at least six of the bedrooms.

















STEP OUTSIDE

Glade House

Outside, this beautiful family home is surrounded by level, landscaped gardens with a large sun terrace, a heated swimming pool to the rear, exotic planting and mature trees creating a lovely discreet and secluded plot. The front is gated with a sweeping drive providing access to the double garage with space for 2/3 cars. The property is ideally situated on The Glade with Kingswood Village and Kingswood railway station a short walk away.

SETTING

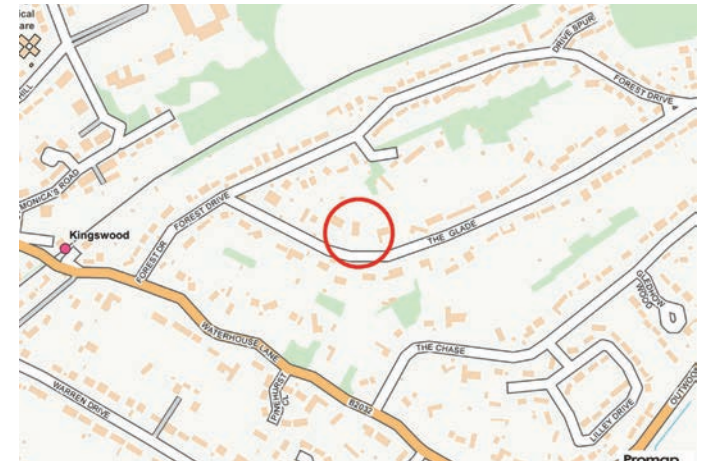
This stunning family home is situated within Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Coughlans bakery, Waterhouse Cafe, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide 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.



- Striking Period Home
- Six Bedrooms & Self Contained One Bedroom Annexe
- Three Reception Rooms
- Open-Plan Kitchen/Dining Room
- Gymnasium & Study
- Five Modern Bath/Shower Rooms
- Two Utility Rooms & Two Cloakrooms
- 1.25 Acres Of Secluded Grounds
- Gated Entrance & Driveway
- Double Garage With Space For 3 Cars



The Glade, Kingswood, Tadworth, KT20

Approximate Area = 5753 sq ft / 534.4 sq m

Garage = 678 sq ft / 62.9 sq m

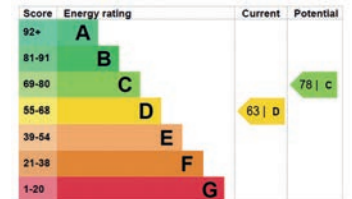
Annexe = 51 sq ft / 4.7 sq m

Total = 6482 sq ft / 602 sq m

For identification only - Not to scale



Tenure: Freehold
Council Tax Band: H



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 960432.



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