



**FINE & COUNTRY**  
Kingswood

*Whispering Willows*  
Sandy Lane, Kingswood, Surrey KT20 6LZ

## Property at a glance

- Four/Five Bedroom Family Home
- Two/Three Reception Rooms
- Superb Open-Plan Kitchen/Dining Room
- Three Luxury Bathrooms
- Circa 2,400sqft
- Beautiful Location
- Secluded Rear Garden
- Driveway
- Unfurnished
- Available end of August 2024

## Setting

This beautiful property 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.

**£3,900 PCM**

# Whispering Willows

Set in a superb position in Sandy Lane overlooking paddocks and fields, Whispering Willows provides a blend of character with light and spacious living accommodation. Accommodation extends to just over 2400 sq ft with spacious reception rooms and fully fitted kitchen with dining area, utility room, cloakroom. With the addition of bedroom five or further reception room to the ground floor. Also ideal for a study or child's playroom. There are four good sized bedrooms to the first floor, two modern en-suite shower rooms and modern family bath/shower room. This is a stunning home which boasts immaculate interiors, secluded rear garden and a beautiful rural outlook to the front. Available unfurnished end of August 2024.

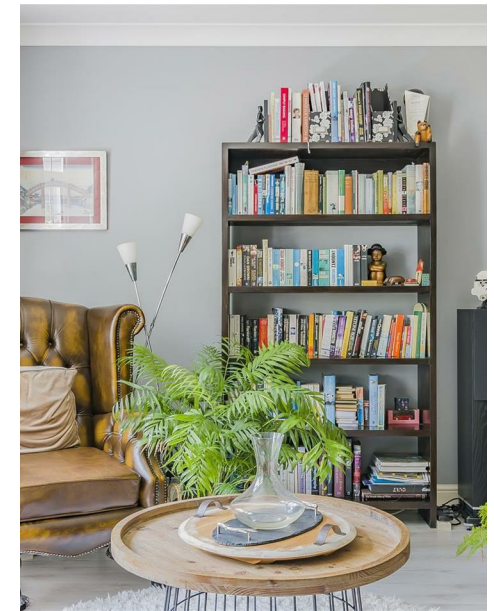
### TERMS:

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 £4,500 (5 weeks)

Council Tax Band G

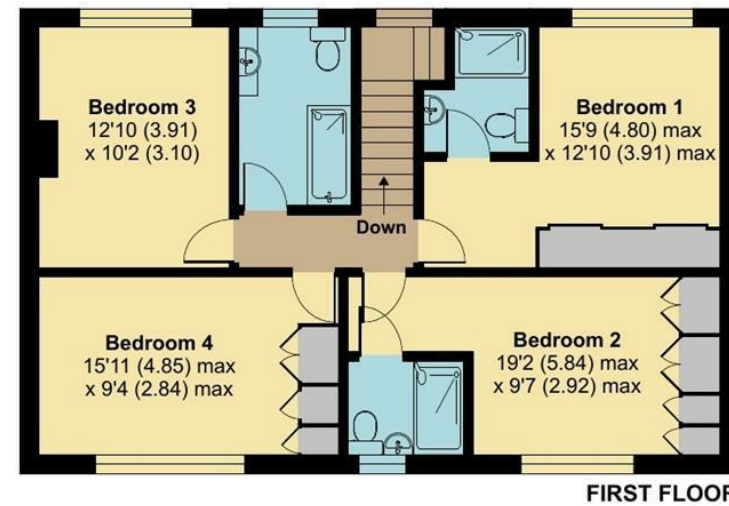
Available end of August 2024



# Sandy Lane, Kingswood, Tadworth, KT20

Approximate Area = 2339 sq ft / 217.2 sq m  
 Garage = 78 sq ft / 7.2 sq m  
 Total = 2417 sq ft / 224.5 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: 1145184

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 |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 71                      | 83        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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