



FINE & COUNTRY
Kingswood

Acorns
Heather Close, Kingswood, Surrey KT20 6NY

Property at a glance

- Six Bedroom Family Home
- West Facing 1.15 Acre Plot
- Four Huge Reception Rooms
- Three Bathrooms
- Wood Flooring & Period Features
- Beautiful Level Garden
- Outdoor Swimming Pool
- Generous Gated Driveway
- Detached Double Garage
- No Onward Chain

Setting

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, 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.

O.I.E.O £2,395,000 Freehold

Acorns

Set back in its own private and secluded plot of some 1.15 acres is this beautiful 1920's Costain built family home. The spacious gardens are west facing and incorporate a superb outdoor swimming pool. The accommodation is laid out across three floors with a variety of new additions and improvements carried out by the owners in recent years.

A light hallway with wood flooring greets you on entry with access through to the open plan kitchen/breakfast room and the generous family room beyond. A further door opens into a large, light filled dining room with five sides and views across the garden to the rear. A central study area brings you back into the hallway with access into another large reception room currently used as the living room. Saving the best for last, the final reception is the vast games room measuring a whopping 33 x 20 feet and currently housing a full sized snooker table and bar among other things.

There are six bedrooms across the top floors including a large principal suite with an en suite bathroom and dressing room, access onto a rear facing terrace, two further bathrooms (one en-suite), a secret interconnecting door and two cavernous loft areas.

To the outside, the property is approached by electric gates with a long drive leading up to a circular driveway. A detached double garage sits to one side with a store room/gym opposite. The gardens are beautifully tended, extremely well established and provide a wide, flat area with a secluded west facing rear aspect for all to enjoy - a lovely swimming pool area surrounded by stone tiled entertaining areas is the icing on the cake.



Heather Close, Kingswood, Tadworth, KT20



Approximate Area = 4712 sq ft / 437.7 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Garage = 530 sq ft / 49.2 sq m
 Second Loft Space = 515 sq ft / 47.8 sq m
 Total = 5822 sq ft / 540.7 sq m

For identification only - Not to scale

Denotes restricted head height

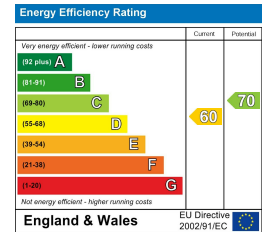


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1138841

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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