



Tamarisk  
Sandy Lane | Kingswood | Surrey | KT20 6NE

# STEP INSIDE

## Tamarisk

Tamarisk is a beautifully appointed & bespoke family home built to our vendors exacting standards almost six years ago. The property is located on the ever sought after Sandy Lane in Kingswood and backs directly onto Kingswood golf course with views towards the 18th tee. With six double bedrooms laid across three floors the result is a quite unique home of enormous character, perfectly set up for a 21st century lifestyle.

Access to the property is via the in and out gated driveway with a detached double garage and parking for several cars.

The house is accessed through a spacious & light reception hall with herringbone Karndeian flooring and access to a cloakroom and several storage/coat cupboards. On the right hand side of the property is a front facing games room (currently arranged as a gymnasium) and a spacious living room to the rear with a feature fire place and access into an orangery. To the left side of the house is a dining room with wide Karndeian flooring and access to a superb kitchen/breakfast/family room.

The kitchen area offers wonderful open plan space with a central island, tiled flooring, a family area and bi-folding doors out to the garden. An Aga and underfloor heating make this a lovely and warm central hub – stone worktops, integrated appliances and views to the garden are just some of the features on show but the overall feel is of quality and comfort. The kitchen also provides access to a front facing utility room and a rear facing orangery with more Karndeian flooring and doors to the garden.

On the first floor it becomes apparent why this location was such a draw for our clients. The half landing offers views across Kingswood golf course whilst the principal bedroom offers generous space, a walk in wardrobe, a beautifully appointed en-suite bathroom and a stunning balcony with outstanding views across the 18th fairway. There are three further double bedrooms on the first floor, each with a walk in wardrobe and each one with an en-suite bathroom/shower room.

On the second floor there are two further double bedrooms which are currently arranged as a bedroom and a living room/TV room. The space is ideal for a teenager or someone looking to have their own space. There is also an en-suite shower room, a walk in wardrobe and another private balcony offering a high degree of privacy.

















# STEP OUTSIDE

## Tamarisk

To the rear is a level, pretty and well cared for garden with privacy and an entertaining terrace. There is also a summer house and a garden shed together with a selection of mature shrubs and hedging. The property is gated to the front with an in and out driveway.

### SETTING

This superb family home is situated on Sandy Lane in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, 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.



- Six Double Bedrooms
- Five Bathrooms
- Open Plan Kitchen/Breakfast Room
- Five Reception Rooms
- Utility Room
- Superbly Presented Throughout
- Entertaining Terraces
- Balcony Terraces & Picturesque Views
- Underfloor Heating
- Bespoke Build



# Tamarisk, Sandy Lane, Kingswood, KT20

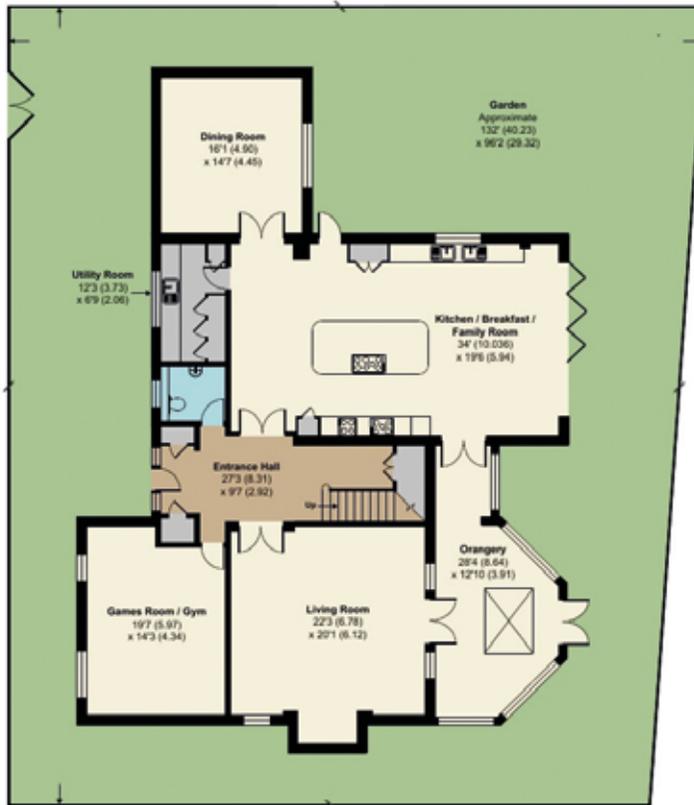
Approximate Area = 4606 sq ft / 427.8 sq m

Garage = 455 sq ft / 42.3 sq m

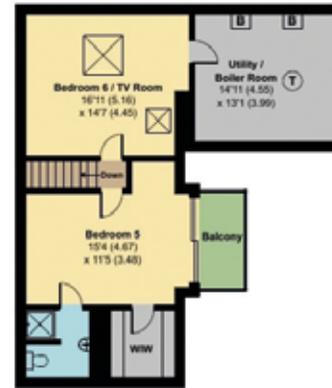
Outbuilding = 163 sq ft / 15.1 sq m

Total = 4924 sq ft / 457.4 sq m

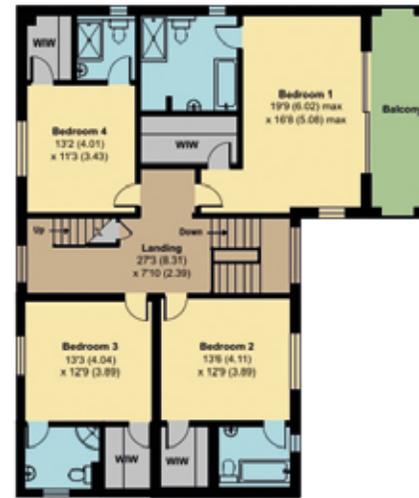
For identification only - Not to scale



GROUND FLOOR



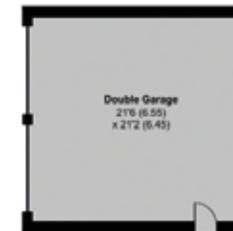
SECOND FLOOR



FIRST FLOOR



OUTBUILDING



DOUBLE GARAGE

Tenure: Freehold  
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 1003520



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