



FINE & COUNTRY
Kingswood

Little Hale
Woodland Way, Kingswood, Surrey KT20 6NW

Property at a glance

- Seven Bedroom Family Home & One Bedroom Annexe
- Stunning Indoor Leisure Complex, Heated Pool, Hot Tub, Steam Room
- Gymnasium, Cinema Room, & Games Room
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Four Luxury Bath/Shower Rooms
- Detached Studio Annexe with Modern Kitchen & Shower Room
- Beautifully Refurbished & Remodelled
- Landscaped Front & Rear Gardens, Crown Pavillion & Raised Sun Terrace
- Carriage Driveway & Triple Garage

Setting

This splendid family home is situated in the village of Kingswood 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.

£3,250,000 Freehold

Little Hale

Situated on a popular private road in Kingswood is this fabulous family home with seven bedrooms and a superb one bedroom detached annexe. The property has been comprehensively redesigned and renovated over the years and offers a wealth of period features as well as a modern interior and a quite outstanding pool complex.

Presented to the market in show home condition and set within the desirable Kingswood Warren, Little Hale offers generous accommodation with seven bedrooms, four luxury bath/shower rooms, four reception rooms, a games room and a magnificent open-plan kitchen/breakfast room. On top of this there is a stunning leisure complex with a separate entrance from the carriage driveway as well as access from the main house. The complex boasts a cinema room with, a gymnasium with air conditioning, a shower/steam room, a separate cloakroom and floor to ceiling double doors opening into a superb indoor pool complex with a vaulted ceiling, mood lighting, a shower, a sauna and a hot tub.

The property is situated within landscaped and level grounds of approximately 0.55 of an acre, with a carriage driveway to the front and access to a detached triple garage with a one bedroom annexe above. The annexe is a superb space with a modern fitted kitchen/breakfast room, a luxury fitted shower room and an open plan living room/bedroom. The garden is great for entertaining with a large decking area, an entertaining area with a brand new Crown pavilion, a formal lawned area and to the front a landscaped front garden and immaculate carriage driveway. An internal viewing is highly recommended.

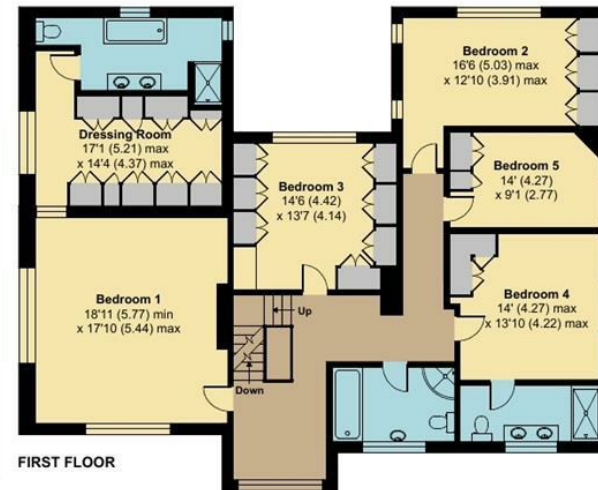
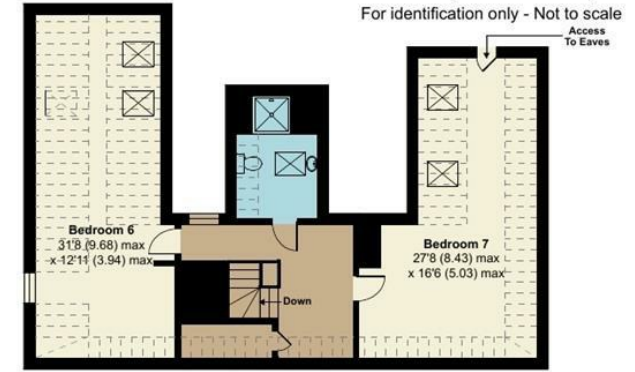


Woodland Way, Kingswood, Tadworth, KT20

Approximate Area = 6875 sq ft / 638.6 sq m
 Limited Use Area(s) = 500 sq ft / 46.4 sq m
 Garage = 1190 sq ft / 110.5 sq m
 Total = 8565 sq ft / 795.6 sq m



Denotes restricted head height

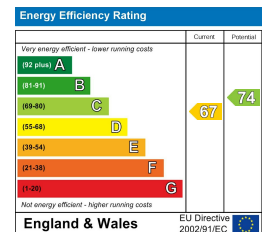


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Fine & Country. REF: 905658

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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