



FINE & COUNTRY
Kingswood

Forest Lodge
Waterhouse Lane, Kingswood, Surrey KT20 6HT

Property at a glance

- Edwardian Detached House
- Five Double Bedrooms
- Five Bath/Shower Rooms
- Three Reception Rooms
- Period Features Throughout
- One Bedroom Detached Annexe With Potential To Extend (STPP)
- South West Facing Garden
- Walking Distance to Kingswood Village & Train Station
- Corner Plot Location
- No Onward Chain

Setting

This Edwardian 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, Londis, hairdressers, beauticians, restaurants 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.

£2,250,000 Freehold

Forest Lodge

Built In 1909, this pretty Edwardian property is available for sale, for only the second time in sixty years. The property was one of the first properties to be built in Kingswood Village, and is built very much in the style of an English Country House.

Approached by a gravel driveway, the secluded gardens surround the property offering privacy, space and ample room for entertaining. On the ground floor, leading from a generous reception hall, are three reception rooms, all with access to the rear South/West garden and a Wisteria clad veranda. In addition, there is a large and contemporary kitchen/breakfast room with a range of integrated appliances and extensive workspace. Furthermore there is a utility room, and cloakroom.

With a staircase from the ground floor, the first floor landing splits in to two, providing access to each side. On one side, there is a substantial principal bedroom suite with a dressing room and a luxury en suite bath/shower room with french doors onto a pretty balcony overlooking the grounds. In addition, there is a double bedroom and a family bathroom. On the other side, there are two further bedrooms and a family bathroom and separate WC. A flight of stairs to the second floor, comprises of a further double bedroom and en suite shower room. In addition, there are store/loft rooms offering huge potential (STPP).

In addition, there is a separate one bedroom, detached annexe with a separate driveway and parking with access from Forest Drive. The accommodation to the annexe comprises of a sitting room, a conservatory with views over the private garden and a kitchen to the ground floor. To the first floor is a double bedroom and family bathroom. This is ideal for either multi generation living, an au-pair or could be rented out. There is also potential to extend this property (STPP).

This charming property is well worth viewing - there is no onward chain, it is located within the conservation area and it has a wealth of period features.



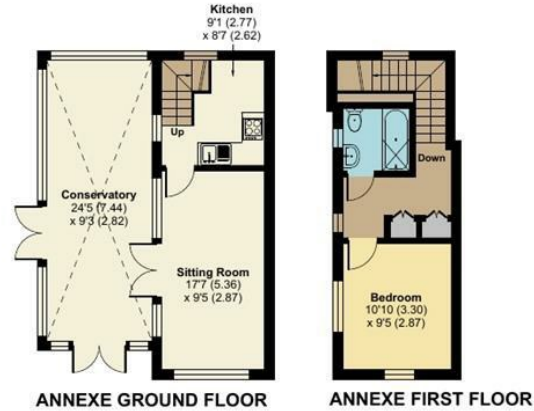
Forest Lodge, Waterhouse Lane, Kingswood, KT20

Approximate Area = 3529 sq ft / 327.8 sq m

Annexe = 742 sq ft / 68.9 sq m

Total = 4271 sq ft / 396.7 sq m

For identification only - Not to scale

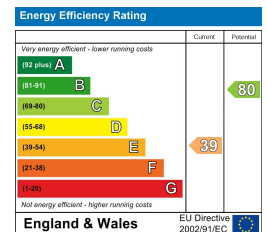


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1191732

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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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