



**FINE & COUNTRY**  
Kingswood

*The Kingfisher*  
Bears Den, Kingswood, Surrey KT20 6PL



## Property at a glance

- Located On The Kingswood Warren Estate
- Spacious Circa 5700 Sq Ft Family Home
- Seven Bedrooms, One With Dressing Room
- Seven Bath/Shower Rooms
- Three Reception Rooms
- Fabulous Kitchen/Breakfast Room
- Utility Room, Study & Cloakroom
- Covered Balcony To The Principle Bedroom
- Secluded Half Acre Plot
- Gated Large Driveway With Double Garage

## Setting

This fabulous 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.

**£2,100,000 Freehold**

# The Kingfisher

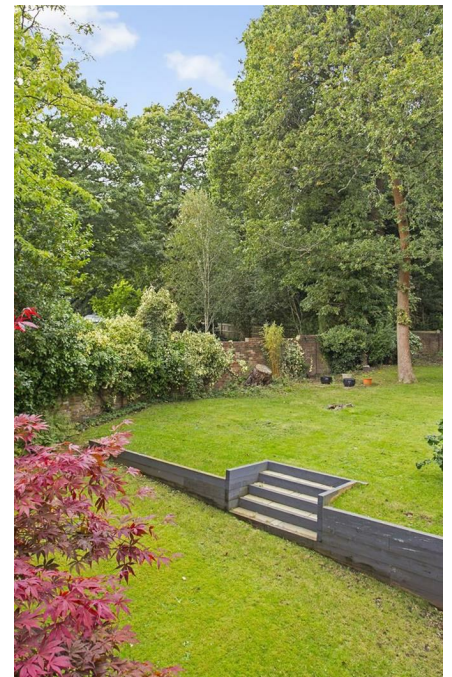
Nestled within a quiet cul de sac on the highly desirable Kingswood Warren Estate, just a short walk of Kingswood village and the railway station is this fabulous seven bedroom family home offering an abundance of spacious accommodation measuring over 5,700 sq ft, set within a secluded plot measuring just over half an acre.

The house is perfect for a growing family and offers a large reception hallway with a feature recessed ceiling and marble tiled floor, three spacious reception rooms one with a wrought iron spiral secondary staircase leading to a mezzanine landing on the first floor. Also to the ground floor is a study with an extensive range of fitted cupboards, a fabulous open-plan kitchen/breakfast room with a range of integrated appliances, granite work tops and a central island with a 2nd sink unit and breakfast bar to either end, a utility room, plenty of storage cupboards and two cloakrooms.

There are two staircases leading to the first floor which comprises of the principle bedroom with a range of fitted wardrobes, a balcony with views over the rear garden and a ensuite bath/shower room, bedroom two has a dressing room and ensuite bathroom, there are five further bedrooms, two with fitted wardrobes and ensuite shower rooms and two further bath/shower rooms.

To the rear of the property are two well maintained garden areas, there is a side garden with a stunning Acer tree, a sun terrace and lawned area with steps leading up to the main garden area with a further sun terrace and a large, level lawned area. To the front is a large gated driveway with access to the integral double garage.

This is a great opportunity to purchase a property that could work on so many different levels, the layout of the accommodation is ideal for multigenerational living and the location is most sought after.



Approximate Floor Area = 476.7 sq m / 5131 sq ft  
Garage = 53.2 sq m / 573 sq ft  
Total = 529.9 sq m / 5704 sq ft (Excluding Void)



Ground Floor



First Floor

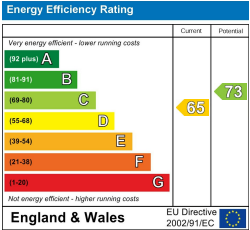


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79913

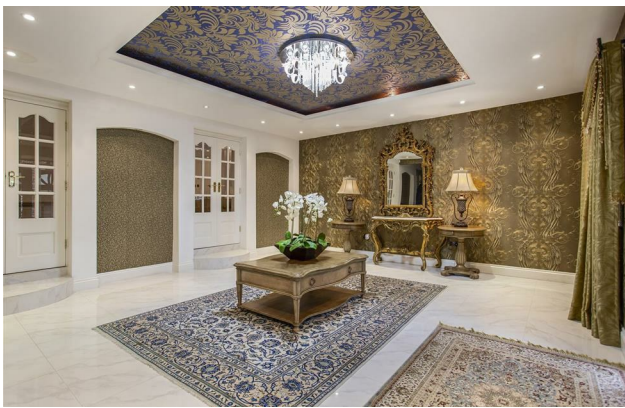
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.







Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
 Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
 Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY  
 Kingswood