



FINE & COUNTRY
Kingswood

Crazes
Heather Close, Kingswood, Surrey KT20 6NY

Property at a glance

- Spacious Six Bedroom Home With Two Bedroom Annexe With Separate Access
- Ideal Home For Multi Generational Living
- Dancefloor/Bar/Media Room To The Basement
- Luxury Kitchen/Breakfast/Family Room
- Indoor Pool & Games Room
- Studio Room With Kitchenette
- Large Sitting Room With Vaulted Ceiling
- Five Modern Bath/Shower Rooms & Two Dressing Areas
- Secluded Plot Measuring Just Over 0.4 Acre
- Attached Single Garage & Large Driveway

Setting

This well presented 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.

£2,800,000 Freehold

Crazes

Crazes is a stunning family home with some very unique features, including bespoke handrails, personalised front door with fingerprint recognition, a fabulous basement and an indoor pool, situated on the desirable Kingswood Warren Estate. The property offers approximately 7500 sq ft, including a two bedroom annexe, set within secluded grounds of just over 0.4 acre.

The current owners have refurbished and extended the property over the years, which includes American Maple veneered doors, tiled floors, Control 4 System, a superb kitchen/family room and a dancefloor/cinema room with an amazing bar to name just a few.

To the ground floor is a spacious entrance hall, a double aspect drawing room with feature fireplace high ceilings and patio doors to the terrace, a games room, a ground floor bedroom currently used as a hobby room with en suite bathroom, access to the indoor pool, a shower room and a cloakroom. The magnificent, open plan kitchen comes with an extensive range of integrated appliances, a central island and bi-folding doors opening onto the sun terrace.

The annexe is accessed via its own front door and via the utility room and offers a good sized living room, partly open to the fitted kitchen, a staircase leads to the first floor with two double bedrooms and a bath/shower room.

From the kitchen, a staircase leads down to the large basement, this space offers a unique entertaining area with a dance floor, fabulous lighting and a stage/combined media area with a drop-down cinema screen. The bar is a one of the best we have seen, with a great attention to detail. Also to this floor is a music room and two offices. On the first floor there are four generous bedrooms, a studio room with kitchen area, two modern en suite bath/shower rooms, two bedrooms have dressing areas and a family bathroom.

The landscaped rear garden features a large entertaining terrace, ideal for Al Fresco dining. To the front is a large driveway and access to the integral garage.



Heather Close, Kingswood, Tadworth, KT20

Approximate Area = 7200 sq ft / 668.9 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Garage = 235 sq ft / 21.8 sq m

Total = 7487 sq ft / 695.5 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.
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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.

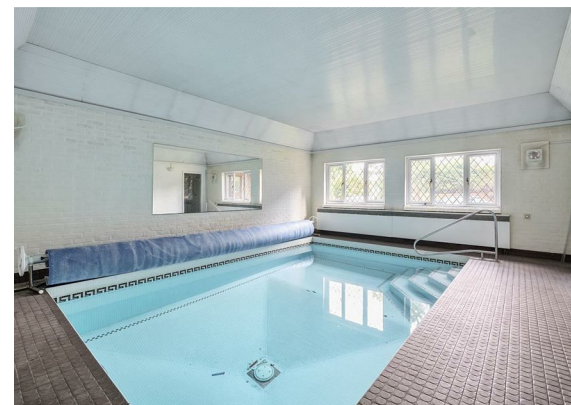
For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 plus) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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