



FINE & COUNTRY
Kingswood

Chase Grove
The Chase, Kingswood, Surrey KT20 6HZ

Property at a glance

- Luxury Family Home Approaching 14000 Sq Ft
- Six Double Bedrooms & Seven Bathrooms
- Six Reception Rooms & Two Bespoke Offices
- Set Deep Into A Gated 1.7 Acre Plot
- Concrete Floors & Underfloor Heating
- 20kW Solar System Yielding c. £2000 p/a
- Gymnasium & Cinema/Games Room
- Open-Plan Kitchen/Breakfast Room
- Quadruple Garage, Triple Glazing & Air Conditioning
- Energy Efficient Home - EPC : A

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants including a convenience store/post office, off licence, Waterhouse Cafe, Coughlans bakery, 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 is choice a plenty with world-renowned golf clubs nearby including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, The RAC Golf Club and the exclusive Beaverbrook Golf Club in Leatherhead. Horse Riding schools and stabling can also be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. For racket enthusiasts, Kingswood Tennis Club is situated nearby on The Glade.

OIEO £6,000,000

Freehold

Chase Grove

Chase Grove is indeed a very special family home. Individually designed by the current owners, the property is luxuriously appointed and offers almost 14,000 sq ft of living accommodation within a beautiful plot of 1.7 acres. This is a property with elegance and luxury on a grand scale.

Situated in one of Kingswood's finest locations, Chase Grove is a modern Georgian style home set deep in its plot with a spacious frontage and approached by a double gated carriage driveway. The level & secluded gardens surround the property offering privacy, space and ample room for entertaining.

Internally the house really is in a league of its own, combining outstanding twenty first century luxury with well-planned family accommodation and exceptional entertaining space. The ground floor reception rooms are spacious and light whilst the bespoke kitchen/breakfast room remains a firm family favourite and is just as our vendors envisaged.

The upper floors are accessed by a sweeping marble staircase with each bedroom offering en suite facilities. There are currently six bedrooms in total, two with additional study areas, two with walk in dressing rooms and one with a balcony overlooking the rear garden. The second floor also offers a laundry room and two bespoke offices which could be converted into additional bedrooms if desired. Add to this features such as a cinema/games room, a gymnasium, an indoor swimming pool complex, a quadruple garage, triple glazing, underfloor heating, air conditioning, and a Control4 home automation system and you can appreciate how special this property really is.



Approximate Area = 13569 sq ft / 1260.6 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to © nclchem 2024 by a third party.
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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		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

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