



FINE & COUNTRY
Kingswood

Fircroft
Beech Drive, Kingswood, Surrey KT20 6PP

Property at a glance

- Seven Bedroom Detached Family Home
- Master Bedroom Suite with en suite bathroom and Walk In Wardrobe
- Five Bath/Shower Rooms
- 41ft Living Room
- Games Room/Gym
- Large Open Plan Kitchen/Living/Dining Room
- No Onward Chain
- 0.43 Acre Plot
- 0.5 Miles From Kingswood Station
- Gated Driveway with Two Garages

Setting

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, 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 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.

£1,875,000 Freehold

Fircroft

Offered to the market with no onward chain, Fircroft is a beautifully presented family home, situated in one of Kingswood's most sought after locations within The Warren Estate. This handsome detached family home offers generous accommodation with seven bedrooms, five luxury bath/shower rooms, four reception rooms, a magnificent open-plan kitchen/breakfast/living room and a games room/gym.

An enclosed porch leads through to the entrance hall with parquet flooring and access through to the main reception rooms. There is a large sitting room on one side with a fabulous fireplace and patio doors opening to the rear garden. Also to the ground floor is a open plan kitchen/breakfast/living room with an extensive range of fitted units, granite worktops, wood flooring and a range of integrated appliances, with doors leading onto the garden. A door from the kitchen leads through to a utility room, WC and steps down to a storage area and double garage.

On the first floor is the spacious master bedroom with a dressing area, a range of fitted wardrobes and a modern en-suite shower room. There are six further double bedrooms, three with en suite shower rooms and a family shower/bathroom.

The secluded rear garden is a key feature and the property boasts a plot of 0.43 of an acre of landscaped grounds. The garden is wonderful for entertaining with a large pergola covered terrace featuring ambient lighting. To the front of the property is a carriage driveway with access to the attached double garage.

An internal viewing is highly recommended.



Beech Drive, Kingswood, Tadworth, KT20

Approximate Area = 4083 sq ft / 379.3 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 4375 sq ft / 406.4 sq m

For identification only - Not to scale



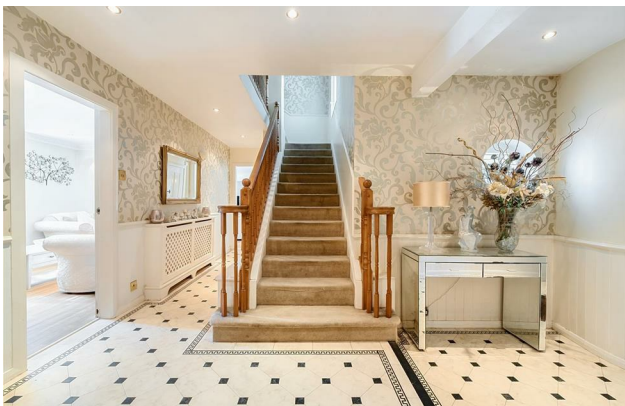
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1169191

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		
Very energy efficient - lower running costs	Current	Potential
(102 plus) A		
(81-101) 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



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