



**FINE & COUNTRY**  
Kingswood

*Wood End*  
Woodland Way, Kingswood, Surrey KT20 6NW



## Property at a glance

- Detached Five Bedroom Family Home
- Circa 3400 Sq Ft
- Fabulous Open-Plan Tom Howley Kitchen/Breakfast/Family Room
- Dining/Play Room
- Well Appointed & Fitted Study
- Ground Floor Cloakroom & Utility Room
- Refurbished Principal bedroom with Juliette Balcony/Ensuite & Dressing Room
- Three Luxurious Bathrooms
- Gated Driveway with Parking for Several Cars
- Garage With Gymnasium

## Setting

This family home is found close to the village of Kingswood which provides a good parade of local shops and restaurants, including a convenience stores & post office, hairdressers, beauticians, The Kingswood Arms public house, and an Indian restaurant.. Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Tadworth Primary, whilst further schools including Dunottar, Micklefield and Reigate Grammar are found in the nearby town of Reigate.

In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south, whilst both Gatwick and Heathrow airports are within reach.

For more varied shopping needs both Banstead, Epsom and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains and supermarkets. There is also a wide range of restaurants.

OIEO £1,750,000

# Wood End

Located within the desirable Kingswood Warren Estate, is this beautifully presented and spacious five bedroom family house. The current owners have extended the kitchen and have created a stunning 32' x 29' open-plan kitchen/breakfast/family room with large windows and sliding doors to the garden. In addition, they have extended to the property create a gym, dressing room and a large utility room.

The property is situated on a secluded corner plot and the accommodation provides approximately 3400 sq ft of modern living, including the extended Tom Howley kitchen/breakfast/family room with media unit. Double aspect living room with wood burner, a dining/play room, a modern utility room, a cloakroom, a study with an internal door leading to the garage. There is also a gymnasium to the rear of the garage with a sliding door to the garden.

To the first floor is a large landing with access to the principal bedroom with Juliette balcony overlooking the gardens, walk-in dressing room, further built in wardrobes and a luxury bath/shower room. Bedroom two, with modern ensuite shower room, three further bedrooms, two with built-in wardrobes and there is a fabulous family bathroom. To the front is a gated driveway with access to the single garage, the secluded rear garden wraps around two sides of the house, with a pergola and sun terrace. The property is within walking distance of Kingswood village, station and golf club.



# Woodland Way, Kingswood, Tadworth, KT20

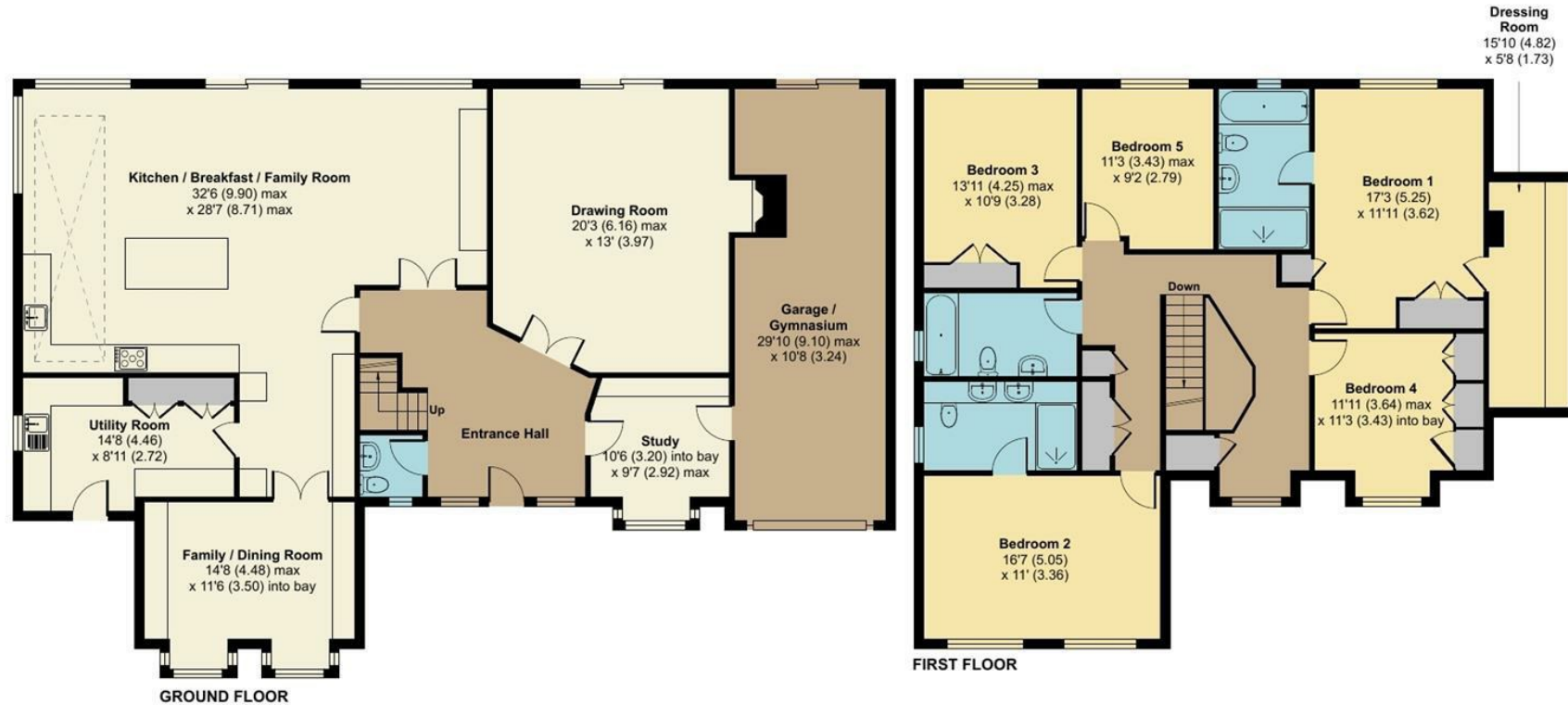


Approximate Area = 2962 sq ft / 275.1 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 3267 sq ft / 303.4 sq m

For identification only - Not to scale

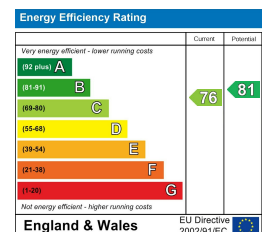


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country. REF: 1237561

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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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