



FINE & COUNTRY
Kingswood

Hazelbirch
Woodland Way, Kingswood, Surrey KT20 6NN

Property at a glance

- Spacious Five Bedroom Family Home
- Principal Bedroom With Dressing Room & En Suite Bathroom
- Kitchen/Breakfasty Room
- Fitted Office With Fireplace
- Stunning Landscaped Gardens
- Swimming Pool & Outside Kitchen/BBQ Area
- Gym/Outbuildings
- Gated Carriage Driveway & Garage
- Walking Distance To Kingswood Village & Train Station
- No Onward Chain

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, The New Khyber Indian restaurant and The Kingswood Arms public house.

Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further afield are City of London Freeman's, Reigate Grammar, Epsom College, St Johns in Leatherhead, Whitgift School in Purley and Caterham Schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London Bridge 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.

£2,600,000 Freehold

Hazelbirch

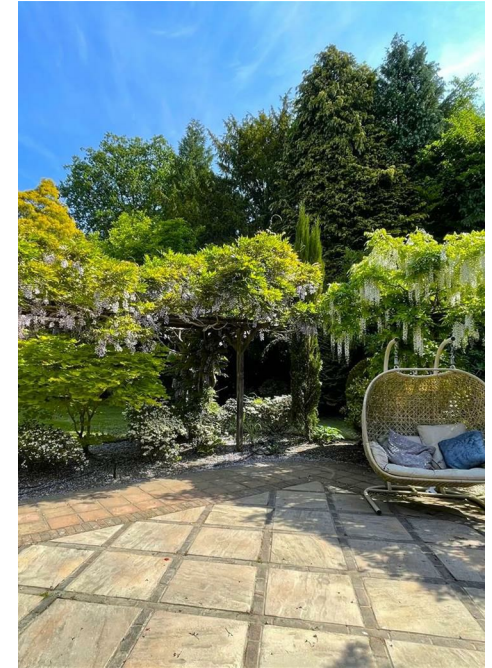
This detached family home is situated in a gated plot measuring approximately 0.7 acres and is set within beautifully landscaped grounds.

Entry to the house is via a storm porch, opening into an impressive reception hall leading to a large conservatory with French doors onto the terrace, the kitchen/breakfast room offers an extensive range of fitted units and inter-grated appliances with French doors to the rear terrace. Elsewhere on the ground floor is a sitting room with patio doors to the rear garden, a family room, a study to the front and a utility room. In addition, there is a large fully fitted study with fireplace with views overlooking the gardens.

On the first floor there are five bedrooms, an en suite bath/shower room and dressing room to the principle bedroom, bedroom two with en suite bath/shower room, three further bedrooms and a family bathroom.

Outside, the front and rear gardens have been beautifully landscaped. To the rear there is a outside kitchen/BBQ area, a gym/outhouse and a swimming pool. To the front is a large gated carriage driveway with access to the garage.

The house offers huge potential with accommodation totalling 5790 square feet and is set on a premier private road on the Kingswood Warren Estate. The property is offered to the market with no onward chain.



Woodland Way, Kingswood, Tadworth, KT20

Approximate Area = 4656 sq ft / 432.5 sq m

Garage = 553 sq ft / 51.3 sq m

Outbuildings = 581 sq ft / 53.9 sq m

Total = 5790 sq ft / 537.7 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: 1238887

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			
(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			



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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