



**FINE & COUNTRY**  
Kingswood

*22 Green Lane*  
Lower Kingswood, Surrey KT20 6TB



## Property at a glance

- Refurbished and Extended Detached Family Home
- Open Plan Kitchen/Diner/Family Room
- Utility/Downstairs Cloakroom
- Living Room With Bi-Fold Doors Overlooking Rear Garden
- Study
- Principal Bedroom With Vaulted Ceiling, Dressing Room & Luxury En Suite
- Second Bedroom With Ensuite Bathroom
- Third Bedroom With Dressing Room, A Further Bedrooms & Family Bathroom
- Off Street Parking For Several Cars
- Pergola For Outside Entertaining

## Setting

This family home is situated within a short distance of Kingswood and Tadworth village, both provide a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

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 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.

**£1,175,000 Freehold**

# 22 Green Lane

This attractive family home has been extended and refurbished to a high standard and offers spacious and well presented accommodation throughout.

A carriage driveway with parking for several cars, provides access into this attractive property. The tiled entrance hall leads through to the living room and study on one side and the kitchen/breakfast/family room on the other side. This family home, offers a good sized living room with bi-fold doors onto the garden, whilst the open plan kitchen/breakfast/family room is contemporary in style with Fisher & Paykel appliances, including a floor standing wine fridge, dishwasher and range cooker. This fabulous open plan kitchen/breakfast/family room is ideal for entertaining and has two sets of bi-fold doors leading onto the garden and a pergola, perfect for summer entertaining. In addition, the ground floors offers a practical utility room and cloakroom.

The staircase leads to the first floor landing, which provides access to four bedrooms and three bathrooms. The principal bedroom has an attractive vaulted ceiling, dressing room and en-suite shower room. Bedroom two leads into a dressing room, with plumbing, should you wish to convert into an en-suite shower room. Bedroom three is light and spacious with an attractive en-suite. In addition, there is a further double bedroom and a family bathroom.

Outside there is a mature garden ideal for all the family to enjoy. Gates to the side provide access to the front garden & driveway.

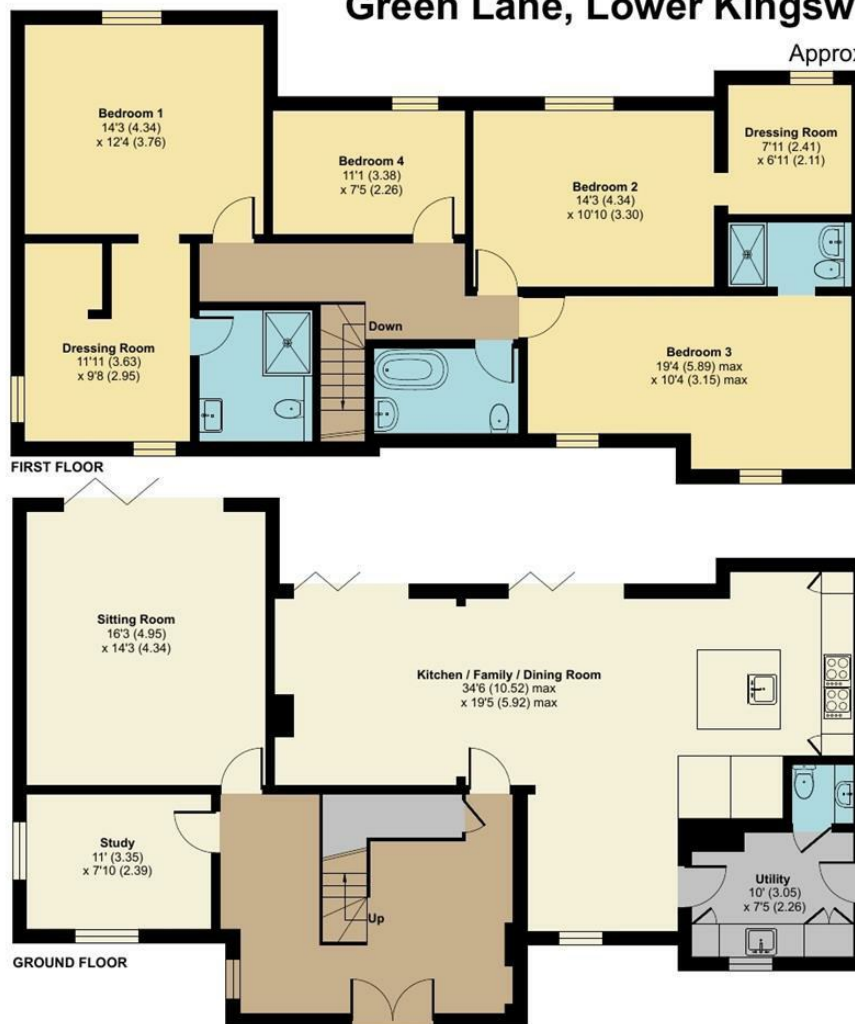




## Green Lane, Lower Kingswood, Tadworth, KT20

Approximate Area = 2216 sq ft / 205.8 sq m

For identification only - Not to scale

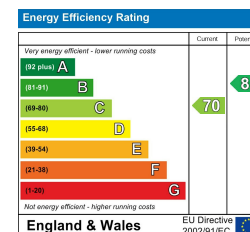


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Fine & Country. REF: 1240813

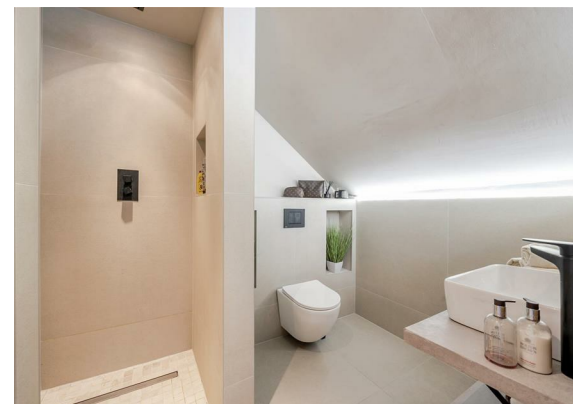
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.







Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
 Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
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