



FINE & COUNTRY
Kingswood

Beechwood
Waterhouse Lane, Kingswood, Surrey KT20 6HT

Property at a glance

- Edwardian Detached House
- Five Double Bedrooms
- Well Maintained Secluded 0.7 Acre Plot
- Two Bath/Shower Rooms
- Three Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Period Features Throughout
- Solid Wood Flooring
- Double Garage With Vaulted Ceiling For Storage
- Walking Distance to Kingswood Village & Train Station

Setting

This Edwardian 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, Londis, 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.

£1,695,000 Freehold

Beechwood

Approached via a large shingle driveway, this detached 5 double bedroom property is discreetly tucked away and secluded by mature and well maintained gardens which surround the property.

First time on the market in over forty years, this property offers a wealth of original period features throughout. Set within 0.7 acres of grounds, the gardens are planted with an abundance of rhododendrons, laurels and mature shrubs and a raised patio area to the rear of the property.

A spacious entrance hall with solid wood floor welcomes you into this beautiful home. The ground floor offers three spacious reception rooms; double aspect living room, a triple aspect sitting room with open fireplace and bi-folding doors leading into the dining room, and patio doors to the rear garden. To the left of the entrance hall is a large open-plan kitchen/breakfast room with a range of fitted units, generous work surfaces and patio doors to the rear garden and access to the utility room.

An attractive staircase leads to the first floor with a split level landing, which provides access to five bedrooms and two bathrooms. The principal bedroom has a large bay window and fitted wardrobes. The first family bath/shower room with an attractive leaded window, could be converted to become the ensuite to the principal bedroom. There a further four double bedrooms, two with hand basins, a second family bathroom and a separate W.C.

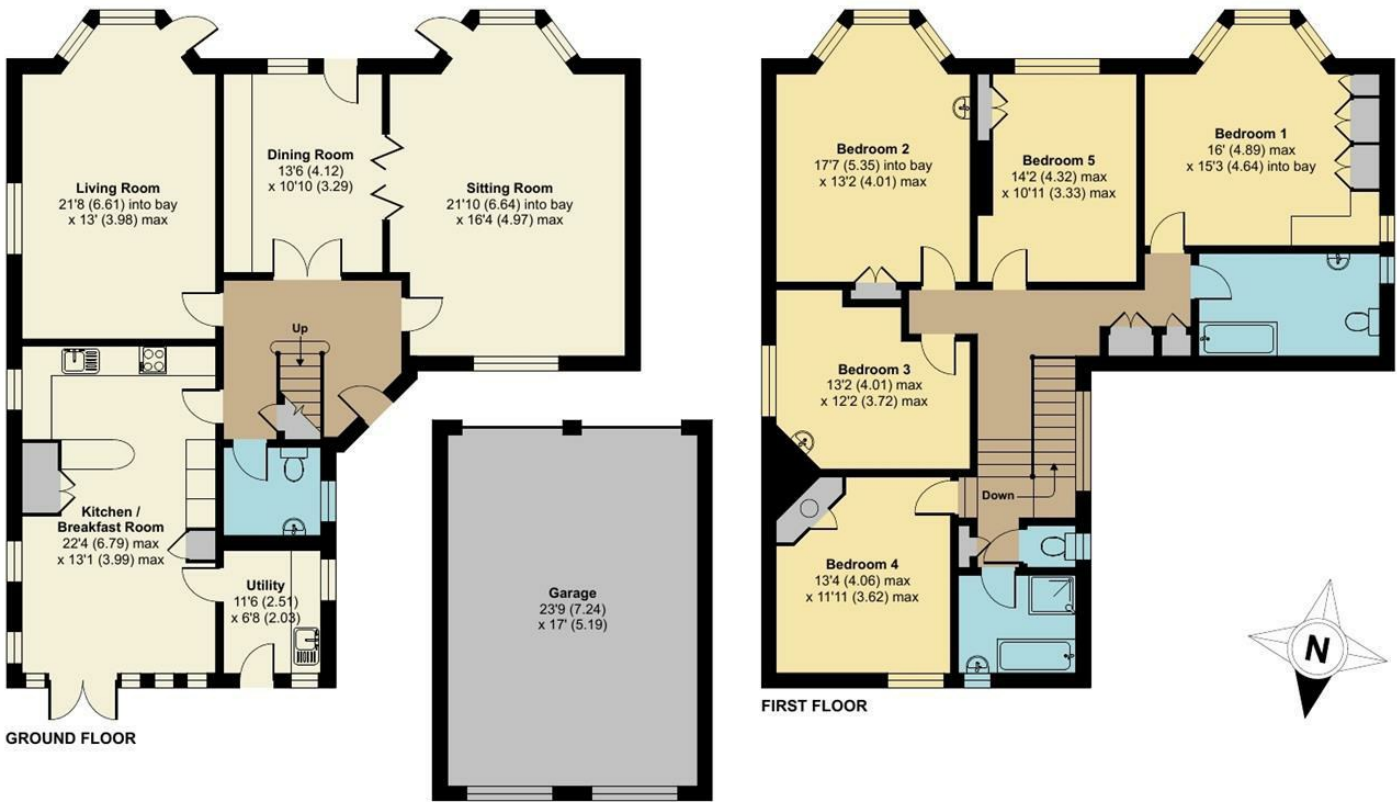
The shingled driveway offers parking for several cars and a detached double garage with a pitched roof with storage. This handsome property is well worth viewing, offering original period features with spacious accommodation.



Waterhouse Lane, Kingswood, Tadworth, KT20

Approximate Area = 2553 sq ft / 237.1 sq m
Garage = 405 sq ft / 37.6 sq m
Total = 2958 sq ft / 274.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fine & Country. REF: 1242408

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		
(81-91) 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		



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