



FINE & COUNTRY
Kingswood

Marden House
Beech Drive, Kingswood, Surrey KT20 6PP

Property at a glance

- Five/Six Bedroom Family Home
- Circa 6000 Sq Ft
- Fabulous Beech Drive Location
- Five Bath/Shower Rooms
- Open-Plan Clive Christian Kitchen/Breakfast Room
- Five Reception Rooms
- Large Gated Driveway
- Triple Garage & Electric Car Charging Point
- Solar Panels, Tesla Power Walls & Air Conditioning
- 0.65 Acre Plot - Landscaped Southerly Rear Garden

Setting

This family home is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, hairdressers, beauticians 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.

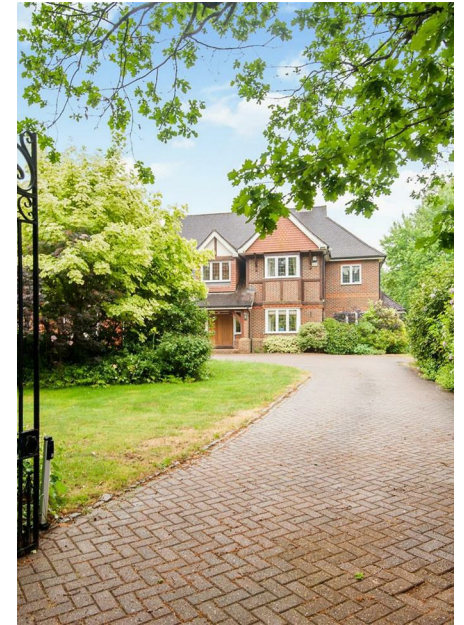
£2,600,000 Freehold

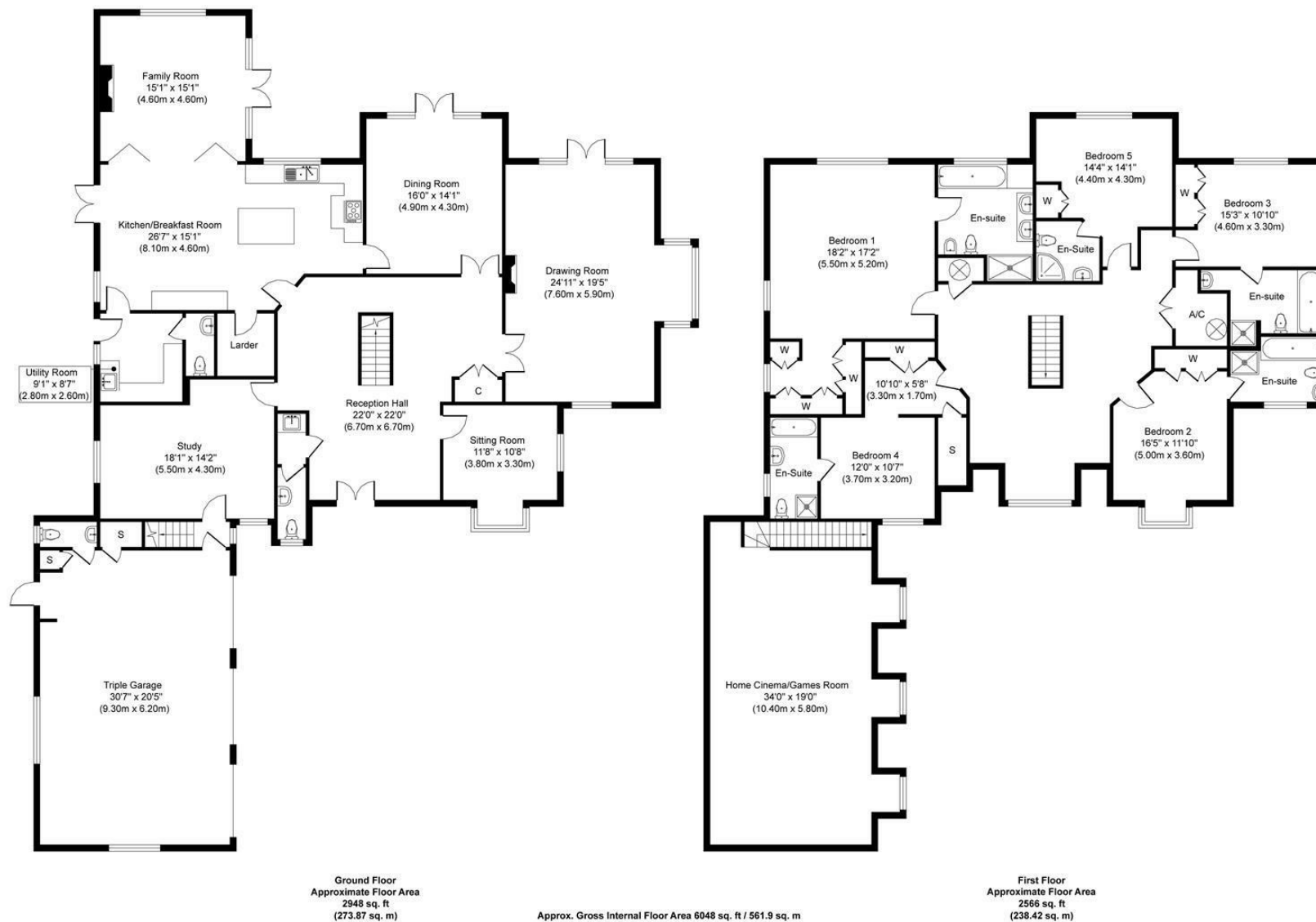
Marden House

Located upon one of Kingswood's most sought after roads, Marden House is a fabulous five bedroom family home with approximately 6000 sq ft of accommodation, set amidst south facing grounds measuring approximately 0.65 of an acre. The property is laid out across two floors and accessed by a gated driveway on Beech Drive with the opportunity to create more bedroom space or possibly an annexe if required.

The ground floor accommodation is made up of a spacious reception hall, three reception rooms, a study, a fabulous & open-plan Clive Christian kitchen/breakfast room and a family room. There is also a utility room, a walk-in larder, two cloakrooms and access to the triple garage with a gardener's cloakroom and a staircase leading to the cinema/games room which could be used for the sixth bedroom. Air conditioning has been installed in the kitchen, family Room & principal bedroom. On the first floor is a large galleried landing, a double aspect principal bedroom with a dressing room and an ensuite bath/shower room. There are four further bedrooms all with built in wardrobes and ensembles as well as a large loft room offering potential to be converted into a further bedroom/au-pair suite.

Outside there is a generous driveway with an electric charging point and access to a triple garage with Two Tesla Power Wall Batteries; solar panels have also been fitted. There is a fabulous rear garden with a large entertaining terrace.





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			
(112 plus)	A		
(91-111)	B		
(69-88)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	82
EU Directive 2002/91/EC			



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