



FINE & COUNTRY
Kingswood

Wilton House
Warren Drive, Kingswood, Surrey KT20 6PY

Property at a glance

- Six Bedrooms
- Six Bathrooms
- Three Reception Rooms
- Circa 7000 Sq Ft
- Cinema/Media Room
- Gymnasium
- Finger Print Recognition
- Circa Half Acre Plot
- Kingwood Warren Location
- Available From mid July

Setting

This luxury home is situated within the Warren Estate close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further schooling 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 providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach. For the golf enthusiasts, 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.

£14,500 PCM

Wilton House

Spacious, sophisticated and stylish this luxury residence is the epitome of grandeur, offering approximately 7000 sq ft of contemporary living. This prestigious six bedroom home accommodation is set over with three floors. Grand entrance hall, two large reception rooms, fabulous open-plan kitchen/family with breakfast room. The superb kitchen has extensive range of appliances and access to the utility room. Also offers a study and two cloakrooms. To the first floor master bedroom with dressing room and luxury ensuite bath/shower room and three further bedrooms with ensembles. To the top floor two further bedrooms, two shower rooms, sitting room, cinema/media room and a gymnasium.

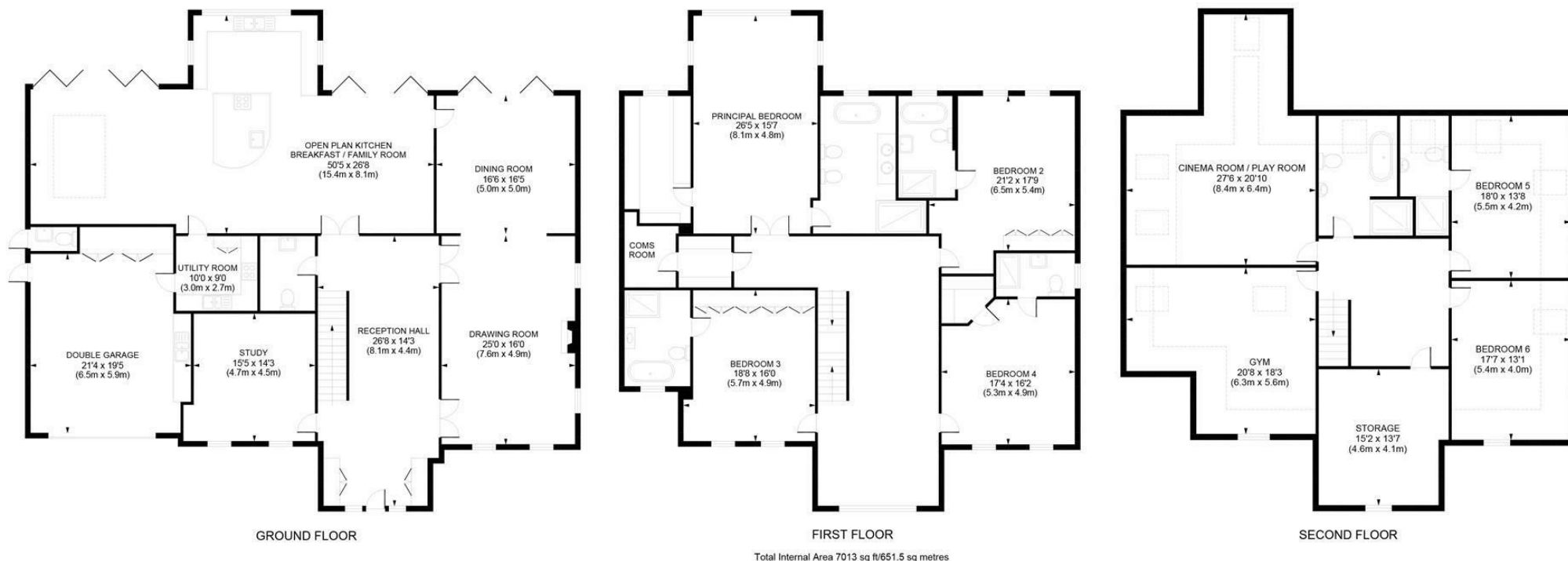
TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Deposit £20,076 (6 weeks)

Council Tax Band: H

Tenancy Term: A Year Plus



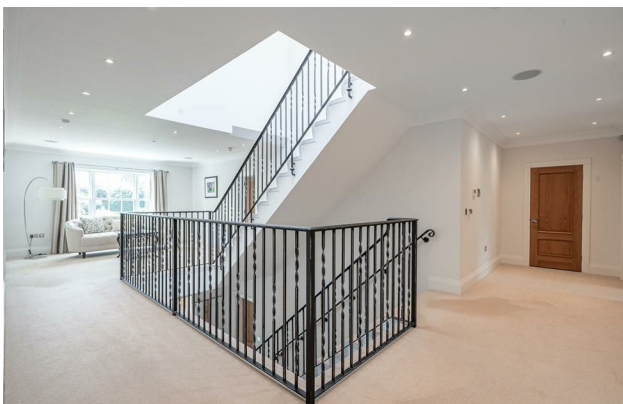


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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	84	86
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	



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