



FINE & COUNTRY
Kingswood

Woodlands
Warren Drive, Kingswood, KT20 6PX

Property at a glance

- A Contemporary Home Offering circa 6800 sq ft of accommodation
- Six Bedrooms
- Luxury Principal Bedroom with Two Dressing Rooms, Shoe Cupboard, & Ensuite Bath/Shower Room
- Six Luxury Bath/Shower Rooms
- Four Reception Rooms
- Luxury Open Plan Kitchen/Breakfast/Dining Room
- Well Appointed Utility Room, Ground Floor Shower Room & Cloakroom
- Double Garage and Gated Driveway With Parking For Several Cars
- Southerly Facing Level Half Acre Plot
- No Onward Chain

Setting

The property is situated on Warren Drive, in the heart of Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, Coughlans bakery, 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.

£3,295,000 Freehold

Woodlands

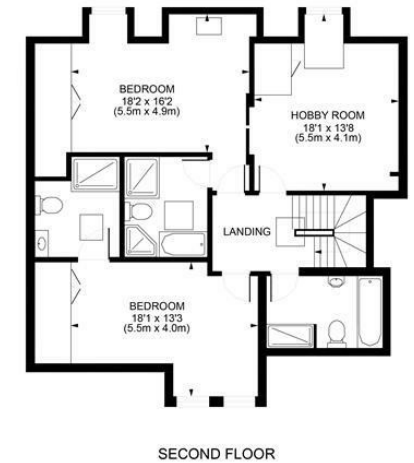
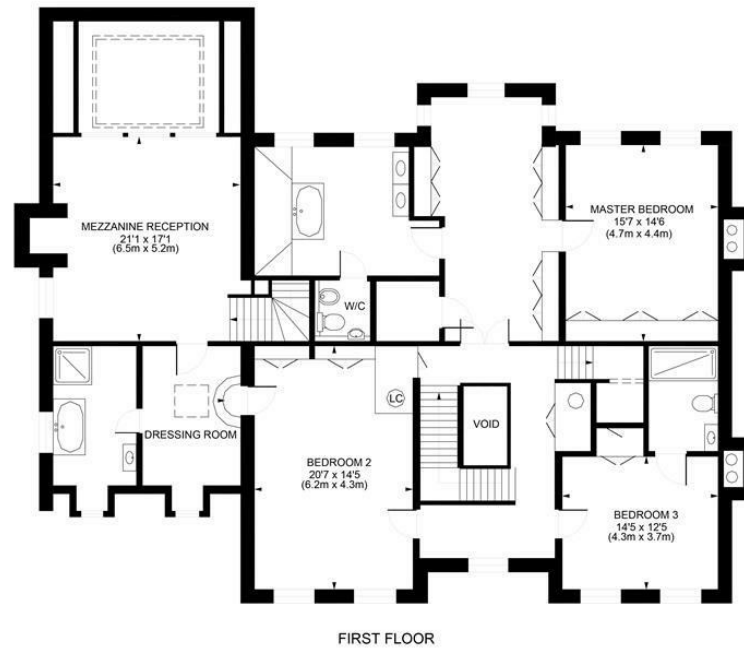
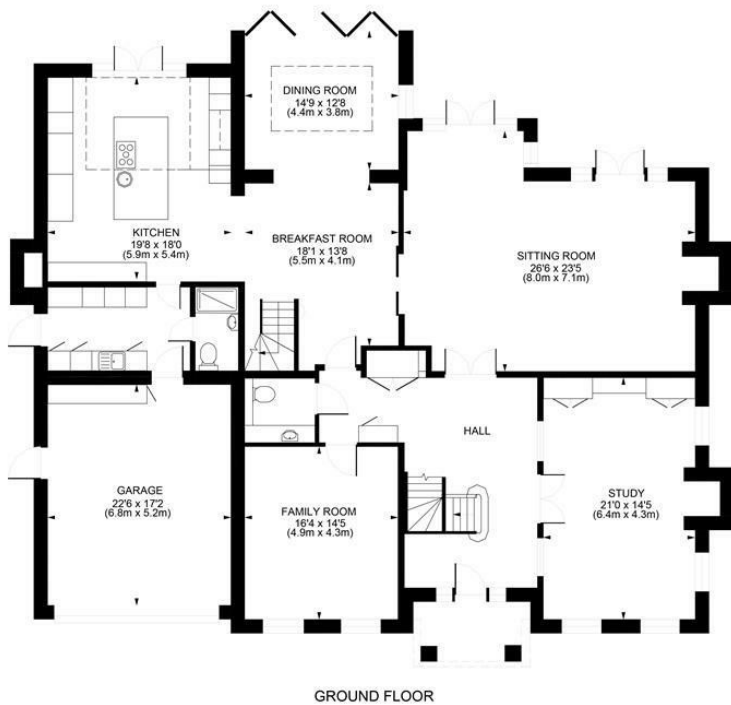
Approached through a gated driveway, Woodlands offers approximately 6800 sq ft of accommodation across three floors, all set within spacious grounds of 0.6 of an acre. The property is entered via an impressive stone portico into a hallway flooded with natural daylight and with views through the drawing room and across the south facing garden. State of the art facilities include the home automation system by Control4, intelligent lighting, underfloor heating, Hans Grohe fittings, Villeroy & Boch sanitary ware and lighting design by John Cullen.

From the spacious hallway, double glazed doors lead you to a large study, a spacious family room or into the large south facing drawing room. The drawing room in turn links through concealed pocket doors into the kitchen/breakfast room and conservatory dining room. The kitchen offers granite worktops and a range of appliances associated with luxury living by companies such as Gaggenau & Miele. Furthermore, there is a large central island incorporating a breakfast bar, as well as a bespoke bar area, wine fridge and access to the utility room with further appliances, a shower room and doors leading to the integral double garage. Above the kitchen is a light & galleried reception room, with views over the landscaped grounds.

By linking the first floor gallery reception to bedroom two through a study/dressing area, you could create a self-contained annexe. Across the top two floors are five/six luxury bedroom suites. The Principal bedroom is particularly impressive incorporating a his and hers dressing room, a walk in shoe cupboard and a fabulous ensuite shower/bathroom. There are two further bedrooms, each with an ensuite bath/shower rooms. The second floor has pocket doors separating two bedrooms, allowing use as one open plan suite or closed as two separate rooms and there is a further bedroom and ensuite bath/shower room.

(Internal Images dressed and designed by Ward & Co: www.wardandco.com)





Gross Internal Area 6800sq ft/632 sq metres

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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