



FINE & COUNTRY
Kingswood

Brookgate, 7
Vicarage Close, Kingswood, Surrey KT20 6QF

Property at a glance

- Refurbished & Reconfigured Five Bedroom Property
- Two Luxury Bath/Shower Rooms
- Contemporary Kitchen With Gaggenau Fitted Appliances
- Cat 5/6 Cabling
- Sitting Room With Unique Barrel Vaulted Ceiling
- Stunning Solid Ash Contemporary Style Staircase
- Private Roof Terrace
- Resin Driveway Installed in 2024
- Outside BBQ Area With Mains Power in Cabinetry
- Gated Property With Double Garage and Parking For Several Cars

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.

£1,375,000 Share of Freehold

Brookgate, 7

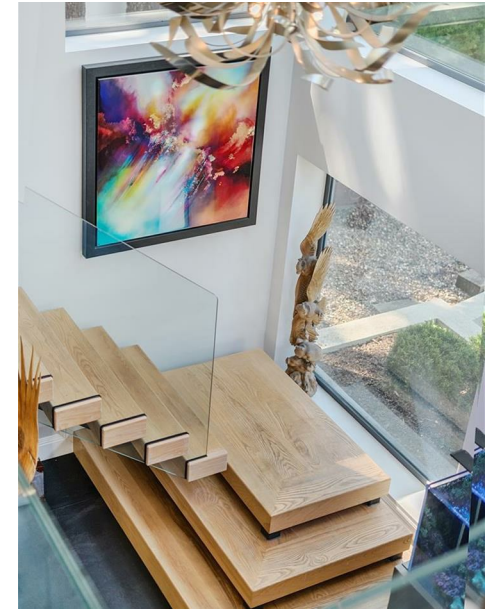
Purchased in 2019, our current vendors have totally refurbished and reconfigured this unique home from two apartments into a stunning property, which is now configured over three floors.

Upon entry, you walk into the reception hall with an expansive and vaulted ceiling and large picture windows, which leads directly into the modern kitchen/dining room/family room. The kitchen is contemporary and sleek in style and is fitted with a range of integral Gaggenau appliances, a Grohe stainless steel double sink with a Zipp hydro tap, double wine fridges and water softener. With a porcelain tiled floor and underfloor heating, the kitchen/diner/family room has two sets of bi-fold doors leading onto the garden. In addition to the ground floor, there is a fully fitted utility room plus double wine fridges and a cloakroom with Japanese style toilet.

A stunning solid ash contemporary style staircase, glass balustrade with a galleried landing, leads into the large upstairs sitting room with a unique barrel vaulted ceiling, two double bedrooms, a wet room style shower room and a study/occasional bedroom with stairs leading to the second floor.

The second floor comprises of the principal bedroom, walk in wardrobe, access to eaves storage, a family bath/wet room style shower room with skylight, a study/nursery with french doors onto a private terrace and further eaves storage. The property has air conditioning and CAT 5 wired into all rooms.

The garden/entertaining area is perfect for Al Fresco dining with a large seating area, outside kitchen with mains power, a mains gas BBQ, raised beds with contemporary planting, and Astro Turf. In addition, there is a double garage, a gated resin laid driveway with parking for several cars. This unique and stunning property is well worth viewing.



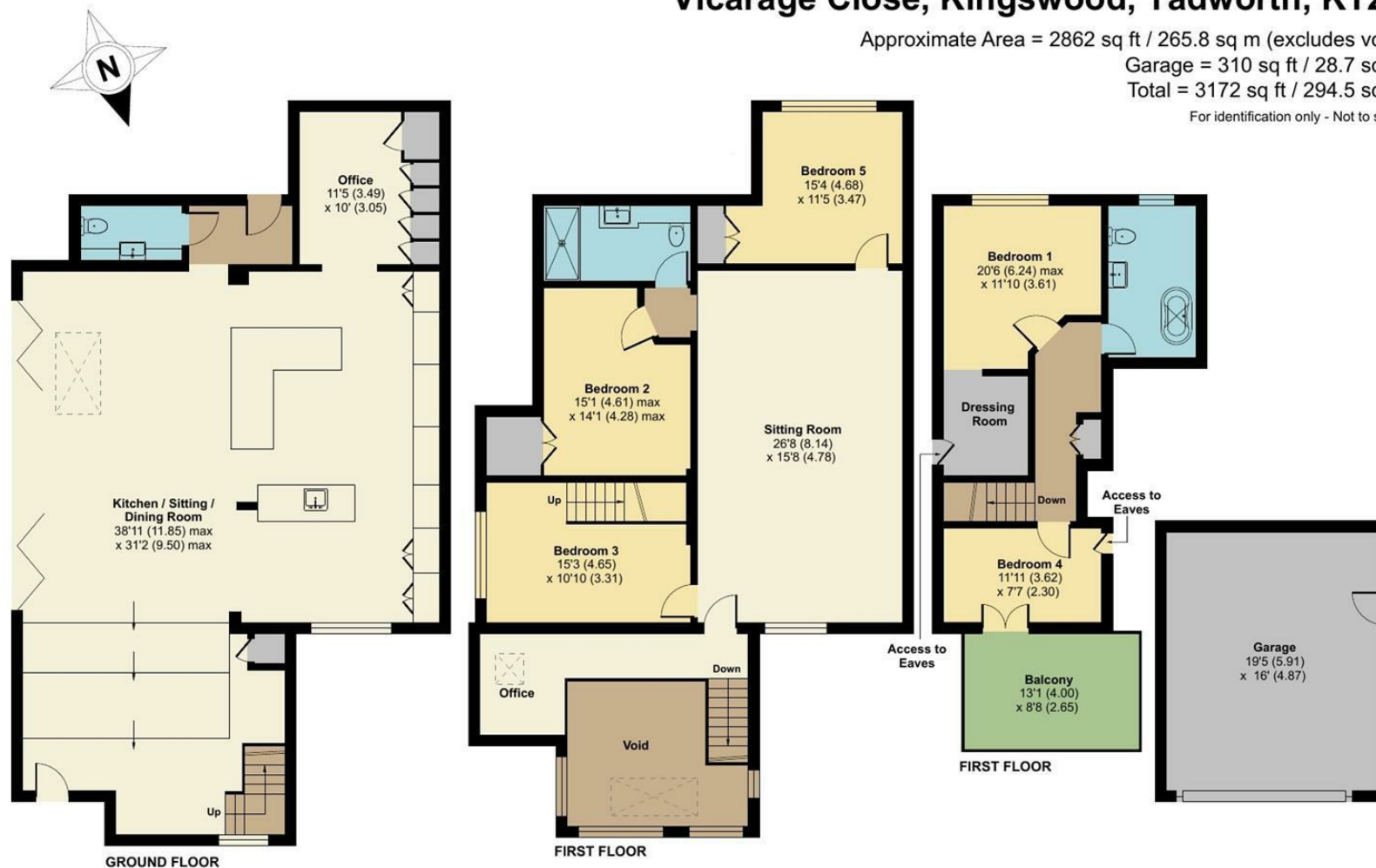
Vicarage Close, Kingswood, Tadworth, KT20

Approximate Area = 2862 sq ft / 265.8 sq m (excludes void)

Garage = 310 sq ft / 28.7 sq m

Total = 3172 sq ft / 294.5 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

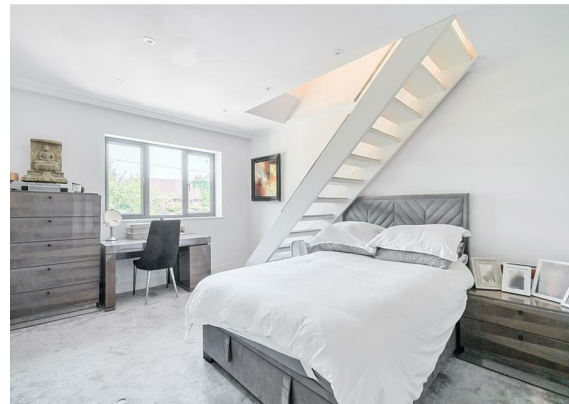
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fine & Country. REF: 1289319

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		
(81-101) 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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