



FINE & COUNTRY
Kingswood

Rock Bank
Sandy Lane, Kingswood, Surrey KT20 6NL

Property at a glance

- Detached 4/5 Bedroom Family Home
- Quiet Cul de Sac Location With Stunning Views
- Four Luxury Bath/Shower Rooms
- Two/Three Reception Rooms & Large Conservatory
- Sonos Music System
- Shaker Style Kitchen/Breakfast Room
- 0.4 Acre Plot
- Gated Driveway With Parking For Several Cars
- Covered Swimming Pool With Air Source Heat Pump
- Garage With Room Above - Suitable for Home Office/Games Room & Cloakroom

Setting

This family home is located in the prestigious Kingswood Warren Estate, within walking distance of Kingswood Village and Railway station. The village which provides a comprehensive parade of local shops and restaurants, including a convenience store & post office, hairdressers, beauticians, The Kingswood Arms public house, and an Indian restaurant. Locally there is a good choice of state and independent schools including Chinthurst, Abdour and Tadworth Primary, whilst further schools 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, whilst both Gatwick and Heathrow airports are within reach.

For more varied shopping needs both Banstead, Epsom and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains and supermarkets. There is also a wide range of restaurants.

£1,645,000 Freehold

Rock Bank

Rock Bank is a wonderfully designed family residence, located within a quiet and secluded location, close to Kingswood Golf Club.

Approached via a gated driveway, with steps leading up to a storm porch, this detached family home has been refurbished by the owners, who purchased this property from us in 2013. Upon entering the light filled entrance hall, a staircase leads down to the music room/library with french doors onto the garden and double doors leading into a cinema room/occasional bedroom with an ensuite shower room with underfloor heating.

With stairs rising from the entrance hall up to first floor, the kitchen/breakfast room is fitted with an attractive Shaker style kitchen, Corian work surfaces, Smeg range cooker and Quooker hot water tap. The kitchen leads into an attractive conservatory, with double doors onto a large decked area with a hot tub and far reaching views. The pretty double aspect living room is laid with parquet flooring, bespoke shelving, feature fireplace and french doors onto the decked area. In addition, there is a fitted study, utility room and cloakroom.

The second floor comprises of a double aspect principal bedroom with views overlooking the tree tops, fitted wardrobes and an ensuite bath/shower room with twin hand basins. There are three/four bedrooms, all bedrooms have fitted wardrobes, an ensuite shower room and family bathroom.

The plot measures approximately 0.4 acres, a swimming pool with a retractable pool cover and swim jets; the pool is heated by an air source heat pump. The garden comprises of a small apple orchard, a vegetable patch with a greenhouse and a lawned area with a variety of mature plants. In addition, there is a double garage with a room above and cloakroom, two electric car charging points and a large gated driveway. The property is also fitted with 20 solar panels and Sonos music system.

Set within this quiet location, this property is not just a home, but a lifestyle.



Rock Bank, Sandy Lane, Kingswood, Tadworth, KT20

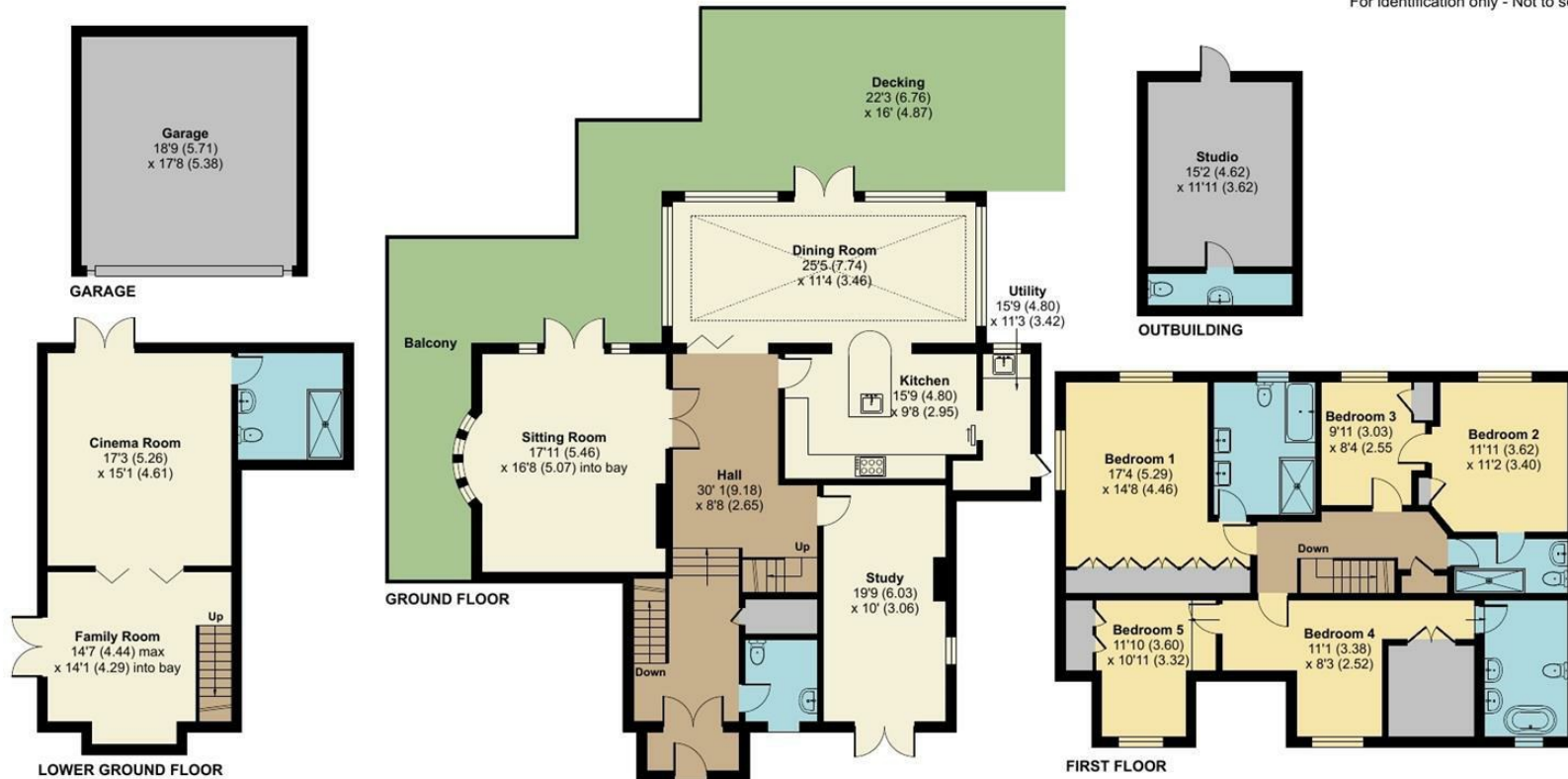
Approximate Area = 3091 sq ft / 287.1 sq m

Garage = 331 sq ft / 30.7 sq m

Outbuilding = 217 sq ft / 20.1 sq m

Total = 3639 sq ft / 337.9 sq m

For identification only - Not to scale

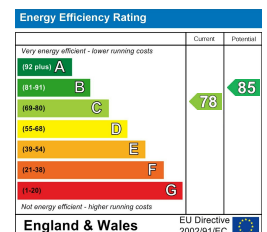


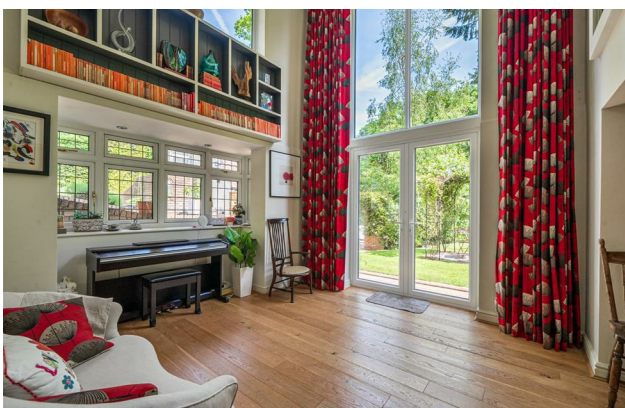
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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All measurements are approximate and quoted in metric with imperial equivalents 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 vendor's agents Fine & Country on 01737 361014.





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