



FINE & COUNTRY
Kingswood

Burbank
Waterhouse Lane, Kingswood, Surrey KT20 6HU

Property at a glance

- Five Bedroom Detached Family Home
- Well Maintained Secluded 0.75 Acre Plot
- Open-Plan Kitchen/Breakfast Room
- Four Bath/Shower Rooms
- Three Reception Rooms
- Home Office In Garden With Air Conditioning/Heating
- Indoor Swimming Pool Complex
- Double Garage
- Sweeping Driveway With Extensive Parking
- Walking Distance to Kingswood Village & Train Station

Setting

This family home is situated in Kingswood village, which provides a comprehensive parade of local shops, including a convenience store/post office, Coughlans bakery, Londis, hairdressers, beauticians, an Indian restaurant 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.

£1,750,000 Freehold

Burbank

Available for the first time on the market, Burbank offers a unique opportunity to purchase a family home right in the heart of Kingswood. Approached via a sweeping driveway, the property is set in a secluded 0.75 acre plot, surrounded by mature gardens.

Built at the beginning of 1970, with substantial additions including a swimming pool complex in the early 1980s, the property boasts a butterfly roof and encapsulates the seventies era, complete with original features.

Entering the property, the large reception hall has a double height ceiling creating a light, airy space. This leads into a double aspect sitting room with an attractive vaulted ceiling, an open plan dining room leads into the kitchen/breakfast room with sliding doors, providing direct access onto a substantial terrace and entertaining space. In addition, there is a downstairs cloakroom.

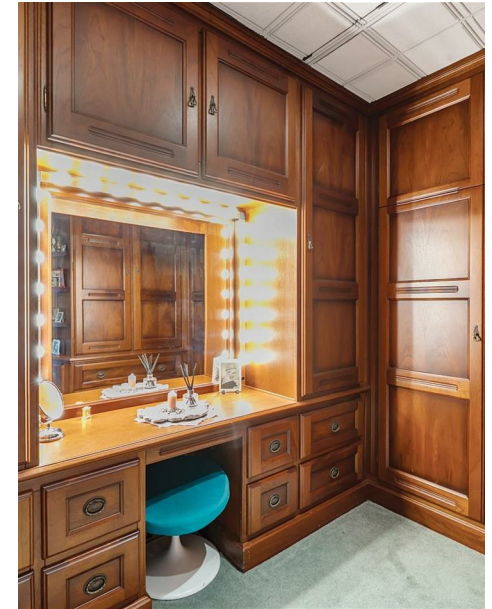
Stairs rise to the first floor where there is a double bedroom with ensuite shower/bathroom and access on to an upper terrace, a family bath/shower room which services two double bedrooms, and a further double bedroom with ensuite shower bathroom. The principal suite was added in the 1980s and contains a bespoke dressing room, access to the upper terrace and a unique but unfinished double aspect ensuite with a wooden waved ceiling.

Heading down to the garden level, a panelled library with a semi-circular fireplace, offers an intimate entertaining area with its own entrance. The property also contains a laundry and a secure double garage with internal access.

The swimming pool complex is furnished with a large 2.5m deep curved saltwater pool, jacuzzi, bar, sauna/steam room, male and female changing rooms/cloakrooms.

The garden is planted with mature shrubs and trees, with a South/West facing plot, a large terrace, ideal for Al fresco dining, a rockery with a waterfall, a large greenhouse, shed and triple aspect home office with air/heating.

This property requires modernisation but offers huge potential.



Waterhouse Lane, Kingswood, Tadworth, KT20 6HU

Approximate Area = 5760 sq ft / 535.1 sq m

Garage = 551 sq ft / 51.1 sq m

Outbuilding = 202 sq ft / 18.7 sq m

Total = 6513 sq ft / 604.9 sq m

For identification only - Not to scale

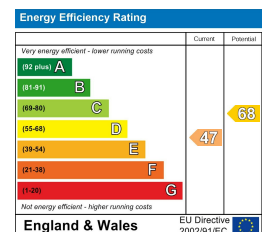


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country. REF: 1297962

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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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