



FINE & COUNTRY
Kingswood

1 Greenacres
Lower Kingswood, Tadworth, Surrey, KT20 7EL

Property at a glance

- Detached Four Bedroom Property Within Gated Development
- Luxury Contemporary Bespoke Schmidt Kitchen With Siemens Appliances
- Three Well Proportioned Reception Rooms
- Principal Bedroom With Dressing Room & Ensuite Shower Room
- Double Bedroom With Ensuite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- South East Facing Contemporary Garden With Water Feature
- Single Garage With Parking For Three Cars & Electrical Charging Point
- Walking Distance to Kingswood Primary School

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, Merstham Station provides services into London of approximately 27 to London Bridge, and Kingswood Station takes approximately 45 minutes to London. 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. In addition, walking distance from the locally renowned Sportsman Pub.

£870,000

1 Greenacres

Built in 2004, this gated four bedroom detached property is superbly presented throughout with a high specification and offers spacious and flexible accommodation.

Upon entering this attractive property, all the ground floor accommodation flows from the entrance hall. To the right is a office/TV room and utility room. To the left, is a downstairs cloakroom, storage cupboard, sitting room and kitchen/dining room.

The stunning kitchen/dining room is contemporary and sleek in style. This bespoke Schmidt kitchen is fitted with Quartz worktops and Siemens appliances which include an induction hob, two double ovens, steam oven, microwave, Integral fridge and freezer and a wine fridge. This fabulous open plan kitchen/dining room is ideal for entertaining and has bi-fold doors leading onto the terrace and garden. The well proportioned sitting room with bay window, leads into the open plan kitchen/dining room, which can also be accessed via the hallway.

To the first floor is a generous landing which provides access to four double bedrooms and three luxury bathrooms. The principal bedroom is an attractive double aspect bedroom with a dressing room and en-suite shower room.

In addition, bedroom two has an ensuite shower room and there are two further bedrooms and a family bathroom.

The rear garden is contemporary in style, south east facing, with two terraces, perfect for summer entertaining, space for a hot tub, stylish water feature, garden lighting and underground pop up sprinkler system. To the front of the property there is a single garage, parking for 3 cars and electric vehicle charging point.

Greenacres is a modern gated development located in semi-rural hamlet of Lower Kingswood. The property offers exceptional access to open countryside and many walking routes to Walton Heath, the North Downs and Colley Hill. This property has exceptional presentation and is available to view through sole agents, Fine & Country in Kingswood.



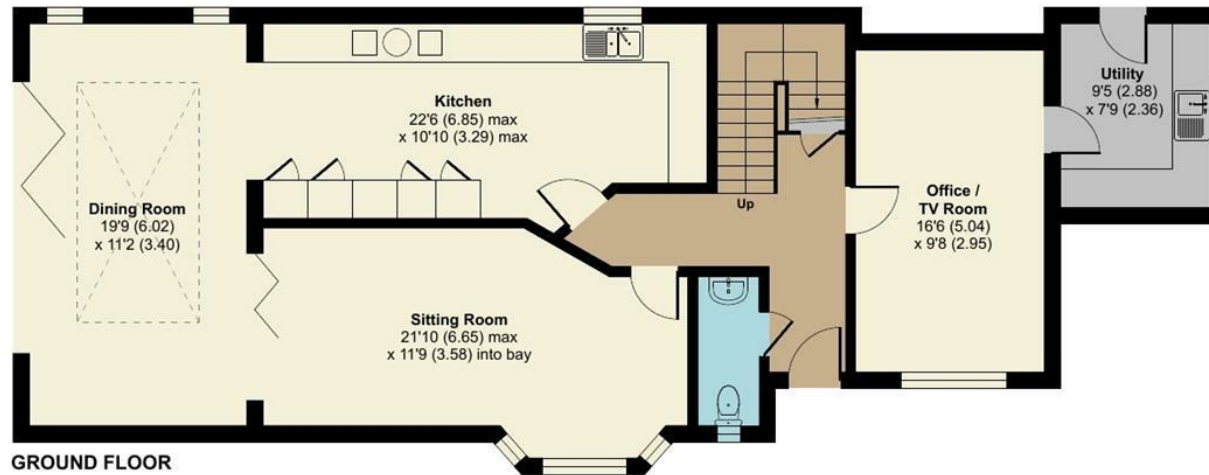
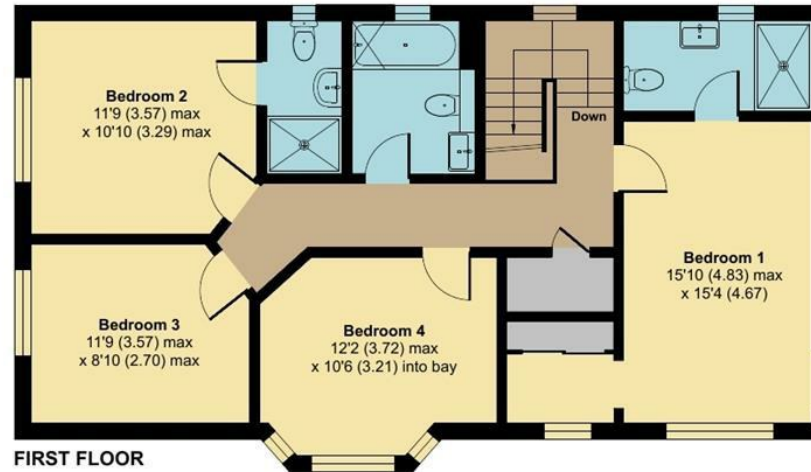
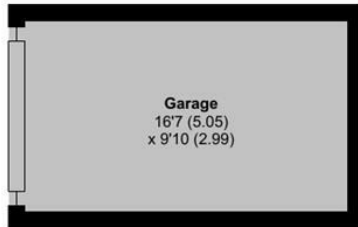
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Approximate Area = 1951 sq ft / 181.2 sq m

Garage = 162 sq ft / 15 sq m

Total = 2113 sq ft / 196.2 sq m

For identification only - Not to scale



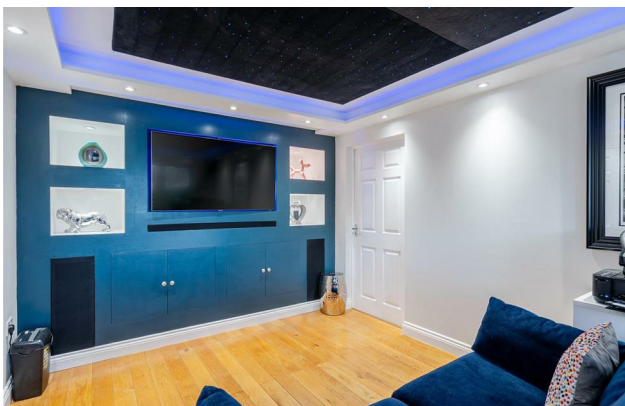
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country. REF: 1328164.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) 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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