



FINE & COUNTRY
Kingswood

Ellangowan
The Chase, Kingswood, Surrey KT20 6HY

Property at a glance

- Detached 6/7 Bedroom Family Home
- Premier Location On The Chase
- Luxury Shaker Style Kitchen
- Well Proportioned Sitting Room, Dining Room & Study
- Principal Bedroom, Ensuite, Dressing Room and Balcony
- Five Luxury Bathrooms
- Cinema Room/Bedroom 6
- Gym/Bedroom 7
- Concrete Floors With Underfloor Heating
- Accommodation Over Three Floors

Setting

This wonderful family is situated in the village of Kingswood which provides a comprehensive parade of local shops and an Indian Restaurant, a convenience store/post office, Londis, hairdressers, Coughlans Bakery, 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.

£2,450,000 Freehold

Ellangowan

Located on one of Kingswood's premier locations, is this stunning 6/7 bedroom family home. Ellangowan was built around 7 years ago and offers circa 6,700 sq ft of bright and spacious accommodation, laid across 3 floors on a secluded, gated corner plot.

To the ground floor is a grand entrance hall, with a fabulous glass feature wall to the side of the staircase. The property boasts an exceptional layout with a natural, seamless flow creating an inviting and functional living space. A large sitting room with bi-folding doors to the rear garden, a contemporary fireplace, with corning, mood lighting and solid wood flooring, which is also featured throughout the majority of the ground floor. The splendid dining room has a beautiful large bay window with further windows to each side, filling the room with natural light. There is a home office with two large bay windows and a large open-plan kitchen/breakfast/family room. With a central island to the shaker style kitchen, which offers an extensive range of integrated appliances and bi-folding doors to the rear sun terrace. In addition, there is a utility room and cloakroom to the ground floor.

To the first floor is the principal bedroom with a large dressing room, luxury en-suite and balcony. There is a further guest suite, two large double bedrooms and family bathroom. Whilst on the top floor is a large fifth bedroom with en-suite, a superb cinema room with en-suite and a gymnasium/potential bedroom seven. Other benefits include underfloor heating, fitted wardrobes, high quality sanitary ware, high ceilings, ornate coving, neutron lighting, ceiling speakers, oak stairs and oak internal doors.

To the rear of the property is a fabulous paved terrace, a low maintenance grassed area, with a brick wall border and herbaceous planting, a wonderful place to entertain. To the front, automated gates open to a large driveway with access to a detached triple garage. An internal viewing is highly recommended.



Ellangowan, The Chase, Kingswood, Tadworth, KT20

Approximate Area = 5672 sq ft / 526.9 sq m (excludes void areas)

Limited Use Area(s) = 300 sq ft / 27.9 sq m

Garage = 625 sq ft / 58 sq m

Total = 6597 sq ft / 612.8 sq m

For identification only - Not to scale



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		
102-151 A		
81-101 B	86	88
69-80 C		
55-68 D		
39-54 E		
21-38 F		
11-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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