



FINE & COUNTRY
Kingswood

Tudor House
Warren Drive, Kingswood, Surrey KT20 6PT

Property at a glance

- Located On The Highly Desirable 'The Warren'
- Six Bedrooms
- Five Bath/Shower Rooms
- Fabulous Open-Plan Kitchen/Dining/Family Room
- Superb Sliding Floor To Ceiling Patio Doors To The Rear Garden & Electric Awnings
- Sitting Room & Living Room
- Snug, Utility Room & Cloakroom
- Dressing Room To Principle Bedroom
- Secluded, Southerly Facing 0.6 Acre Plot & Large Gated Driveway
- Available Now, Unfurnished

Setting

The property is situated on Warren Drive, in the heart of Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, Coughlans bakery, hairdressers, 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.

£6,500 PCM

Tudor House

Situated in a highly desirable location on Warren Drive, is this fabulous six bedroom family home located on a secluded, Southerly facing plot measuring 0.6 acre. The current owners have refurbished and extended the property and created an amazing open-plan kitchen/dining/family room measuring 47'11 x 40', fitted with a Tom Howley kitchen with a large central island, a roof lantern with electric blind, floor to ceiling sliding patio doors that open to two sides of the room all with electric blinds, and create a great flow with the sun terrace that wraps around the two sides. For warmer days or rainy afternoons, there are two electric awnings that will shade the terrace.

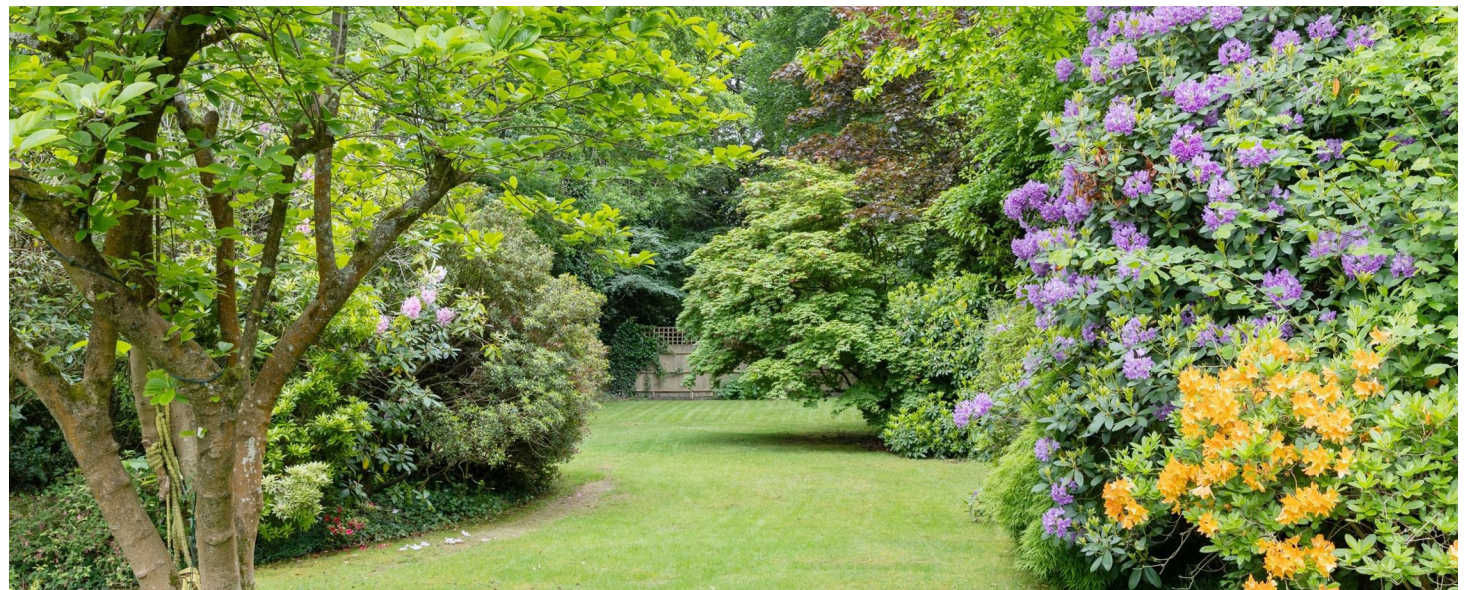
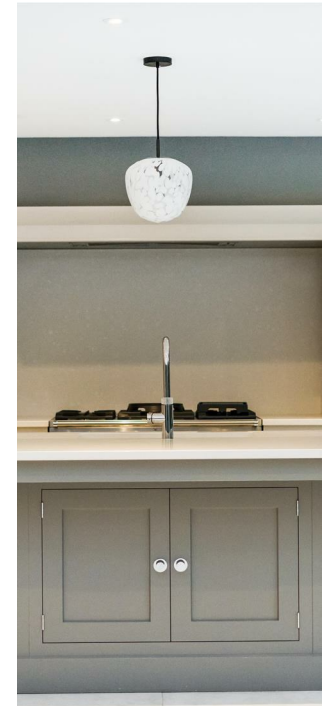
To the ground floor, there is a double aspect sitting room, a large living room with access to a modern shower room. In addition, there is a snug, a utility room and a separate cloakroom.

On the first floor there are six bedrooms, a luxury ensuite bath/shower room and dressing room to the principle bedroom, two further bedrooms with ensembles, a separate luxury family bathroom with separate shower.

The beautifully landscaped Southerly facing gardens and grounds feature a large entertaining terrace, ideal for Al Fresco dining and a generous/level area of lawn. To the front, is a large gated driveway providing ample parking. The property is available now, unfurnished.

TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

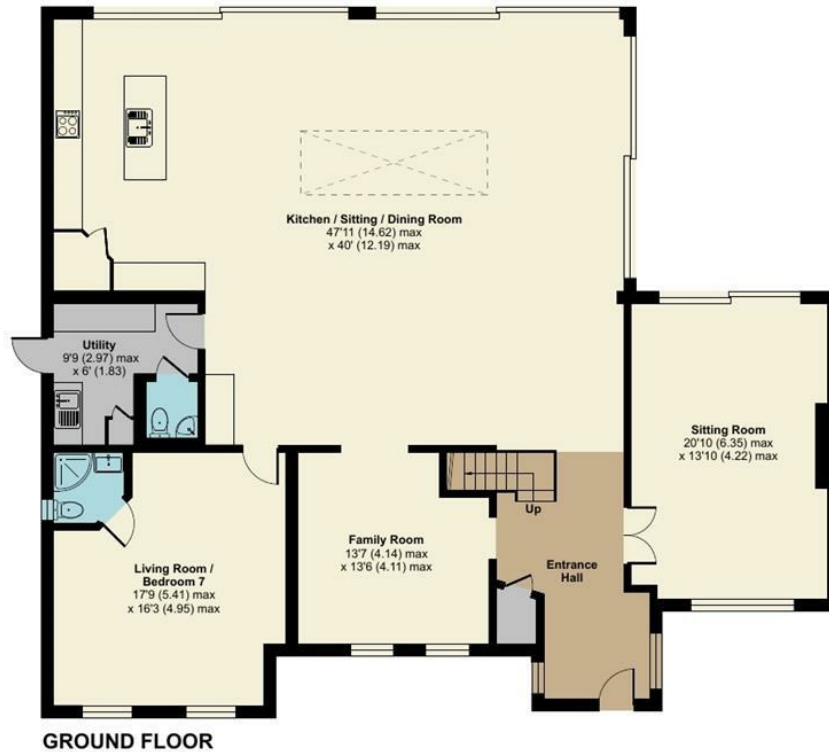
Council Tax Band: H
Deposit: £9,000 (5 weeks)
Tenancy: 12 months



Warren Drive, Kingswood, Tadworth, KT20

Approximate Area = 3462 sq ft / 321.6 sq m

For identification only - Not to scale

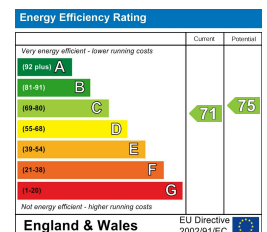


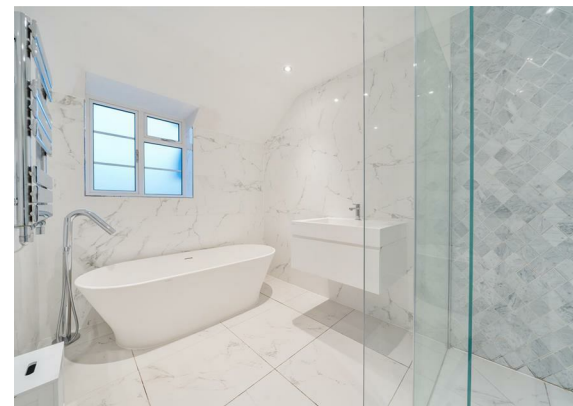
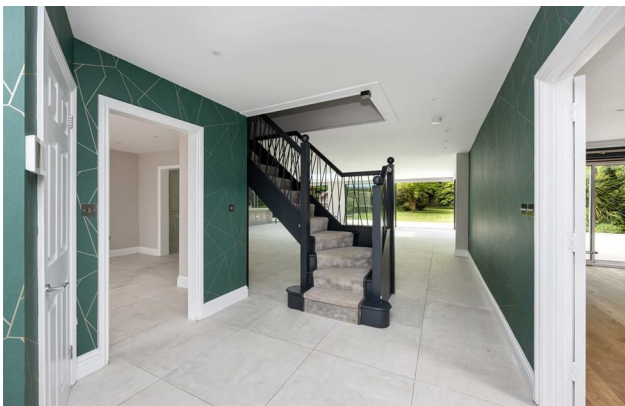
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fine & Country. REF: 1206624

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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