



FINE & COUNTRY
Kingswood

2 The Mansion
Woodland Way, Kingswood, KT20 6AD

Property at a glance

- Ground Floor Luxury Apartment Set Within A Unique 19 Acre Estate
- Two Double Bedrooms & Study/Bedroom Three
- Two Luxury Bath/Shower Rooms
- Fabulous Fitted Contemporary Kitchen/Breakfast Room
- Drawing Room With Barrel Vaulted Ceiling & Wood Panelling
- High Quality Orangery/Dining Room
- Cloakroom & Utility Room
- Private Front Terrace And Private Rear Garden & Terrace
- Two Underground Secure Parking Spaces
- Cellar Storeroom & Separate Store Room

Setting

This stunning apartment is situated in the village of Kingswood which provides a comprehensive parade of local shops, including 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.

Offers In Excess Of £1,500,000
Share of Freehold

2 The Mansion, Kingswood Warren Park

A truly magnificent ground floor apartment with a luxurious interior situated within the prestigious Kingswood Warren Park. After an extensive refurbishment by Octagon this stunning Victorian Mansion now forms the centrepiece of this truly unique 19 acre estate.

Internally the apartment exudes the luxury and charm you expect from a an Octagon development. Stunning detail, sumptuous materials and a true feeling of luxury greet you at every turn. Access is via the communal vestibule which leads into the spacious hall with beautiful tiled flooring and access to a cloakroom, utility room and to the rest of the apartment.

The principal bedroom to the right of the entrance hall, has a wall of fitted wardrobes and a luxurious marble ensuite bath/shower room. The second bedroom is well presented with fitted wardrobes and a luxurious fitted ensuite.

The kitchen/breakfast room is contemporary in style and is fitted with a superb cream gloss units, with a range of Miele integrated appliances, granite work surfaces and an inbuilt breakfast table. With double doors leading into a stunning conservatory, this in turn leads onto a private south facing terrace.

The drawing room, is simply stunning, and is the centre piece of the apartment, with fine architectural detailing, such as the barrel vaulted ceiling, wood panelling, floor to ceiling sash windows with window seats, parquet flooring with French doors onto the private terrace. The drawing room was originally used as the main dining room to the property, which was built as a Gothic mansion and completed in 1837. Furthermore there is a fitted study/bedroom three, with doors onto a second private terrace and garden.

The property also offers a wealth of storage and a further unit in the underground car park. The apartment comes with two underground parking spaces and plenty of visitors parking above ground. Kingswood Warren Park is approached through electronically controlled gates with a tree lined driveway.



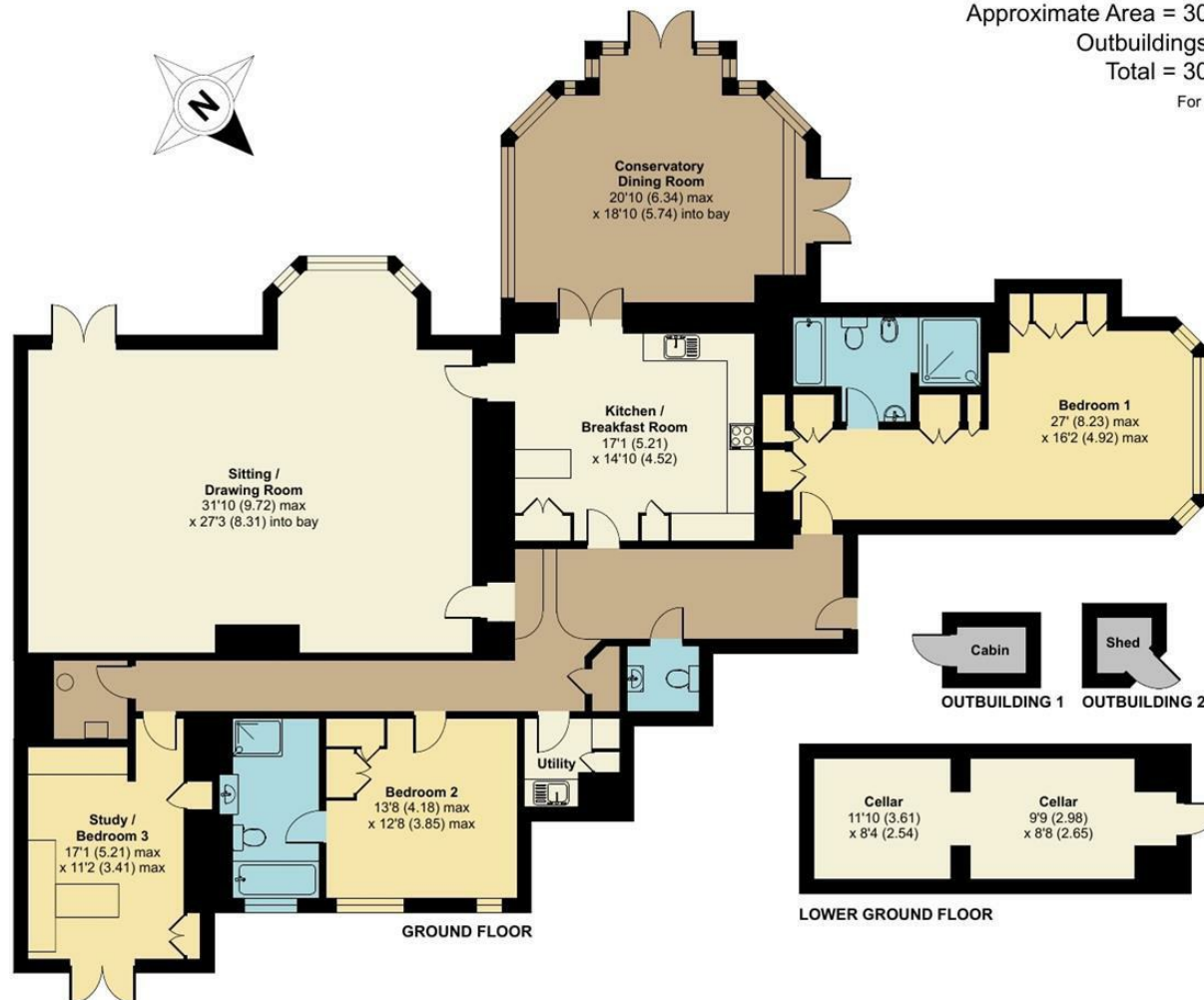
Woodland Way, Kingswood, Tadworth, KT20

Approximate Area = 3050 sq ft / 283.3 sq m

Outbuildings = 30 sq ft / 2.7 sq m

Total = 3080 sq ft / 286.1 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: 1362318

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		83	8
(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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