

# Kennedys'

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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)  
@kennedysipa

1 Woodland Cottages, St.  
Monicas Road  
Kingswood  
KT20 6ET

Nestled in a quiet no thru road backwater on the edge of Kingswood village, we are delighted to offer this rare and attractive three bedroom semi detached cottage, providing just over 1200sqft of accommodation over two floors, including 2 reception rooms, 3 bedrooms and a garden studio. This is offered with no onward chain.

£675,000



3



2



1



2



- Charming 3 bedroom cottage
- Scope to extend or enhance (STPP)
- Versatile garden studio
- No onward chain
- Peaceful hideaway on a quiet no - through road
- Sunny terrace & secluded garden
- Excellent location for schools, shops & London trains
- Viewing by appointment only



# PROPERTY DESCRIPTION

The cottage is well presented and yet presents further opportunities to enhance and possibly even extend (subject to local authority planning), thus making this a genuinely interesting proposition for either a young family or possibly even as a down sizer. What also struck us when we came to see Woodland Cottage, was the outside space, starting with an open parking area directly off the road, and then a further brick paved driveway which leads to a detached outbuilding which was originally the garage but is now an extended studio room, with access to the large rear upper terrace, yet another great feature, including the hot tub area (available subject to negotiation) and steps leading down to the secluded lawn area, all of which enjoys a secluded and southerly aspect. Inside and out, this is a home that keeps giving, and yet has the ability to offer more should you choose to explore those options, and all in one the rarest of locations, just a 5 minute walk from Kingswood Village and Kingswood train station. Keen walkers can also have direct access to beautiful woodland walks just at the end of the road, giving a perfect balance of town and country living.

The village of Kingswood provides a reliable commuter line to London, as well as a comprehensive parade of local shops and restaurants, including a convenience store/post office, bakers, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Kingswood Primary, whilst further schooling including Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. For the golf enthusiasts there are four world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the RAC golf.







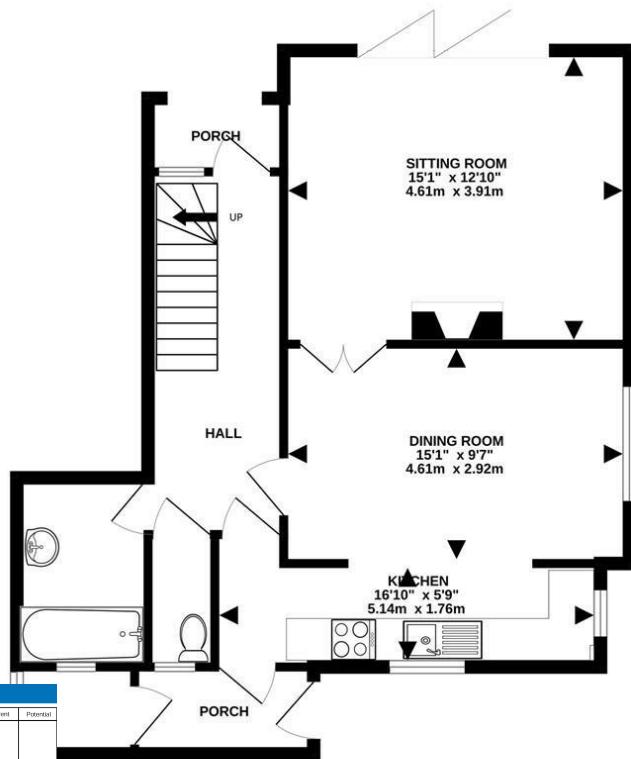
# PROPERTY DESCRIPTION



For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.

To arrange a viewing, please contact our Sales team.

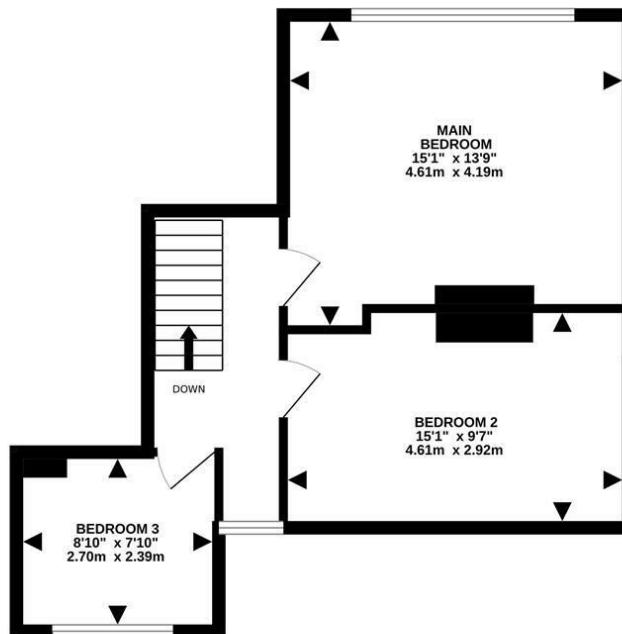
A large, stylized white logo consisting of the initials 'CK'. The 'C' is a simple, rounded shape, and the 'K' is a more complex, sweeping shape that extends from the top of the 'C' and curves down and to the right. The logo is set against a dark, solid background.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

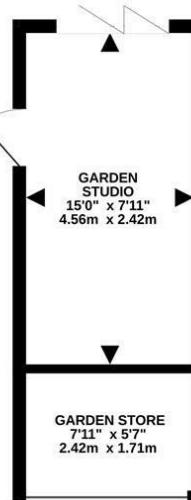
GROUND FLOOR

639 sq ft. (59.4 sq.m.) approx.



1ST FLOOR

469 sq ft. (43.6 sq.m.) approx.



OUTBUILDING

163 sq.ft. (15.2 sq.m.) approx.

TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate and  
Banstead

TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys has the authority to make or give any representation or warranty in respect of the property.



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