

FINE & COUNTRY

Hilborough

The Warren, Kingswood, Surrey KT20 6PQ

Hilborough

Property at a glance

- 1920's Detached Five Bedroom Property
- Three Well-Proportioned Reception Rooms
- A Stunning Kitchen/Family Room/Breakfast Room
- Utility Room & Playroom
- Principal Bedroom, Ensuite & Dressing Room
- Four Bedrooms
- Family Bathroom & Two Ensuite Shower Rooms
- Sweeping Driveway For Multiple Cars & An Integral Double Garage
- Stunning Landscaped Gardens circa 0.67 Acres
- No Onward Chain

Setting

This handsome and substantial home is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants including a convenience store/post office, Londis, hairdressers, beauticians, an Indian Restaurant and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further afield are City of London Freeman's, Reigate Grammar, Epsom College and Caterham Schools

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south and 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.

£2,595,000 Freehold

Built in 1927, this exceptional five bedroom residence occupies circa 0.67 acres of beautifully secluded grounds and offers approximately 5136 sq ft of elegant, impeccably presented accommodation arranged over three floors.

Upon entering Hilborough, you are welcomed by an elegant reception hall, with a staircase to the right. The ground floor accommodation comprises a comfortable family/TV room leading through to a superb drawing room, together with a formal dining room, currently utilised as a study. At the heart of the home is a stunning hand painted Loxley kitchen/breakfast room, fitted with an extensive range of integrated appliances and opening onto the gardens via French doors. Adjoining the kitchen are a utility room and playroom. In addition, the ground floor benefits from a cloakroom, store room, boiler room and internal access to the integral double garage.

The first floor landing leads to an impressive Principal suite featuring a spacious dressing room and luxurious bath/shower room. There are three further bedrooms, two of which enjoy ensuite facilities, alongside a beautifully appointed family bathroom. The second floor provides an additional double bedroom with ensuite shower room and access to extensive eaves storage with potential to extend (STPP).

The gardens surround the property and have been thoughtfully redesigned and landscaped by the current owners, to create a series of exceptional outdoor spaces. A wide porcelain tiled terrace spans the rear of the property, perfectly suited to entertaining. This is complemented by a raised teak decked seating area, kitchen garden, a Mediterranean inspired garden and a wildflower garden to the front of the property, all enhanced by an impressive exterior lighting scheme. A sweeping driveway provides ample parking for multiple vehicles and leads to the integral double garage.





The Warren, Kingswood, Tadworth, KT20

Approximate Area = 4671 sq ft / 433.9 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Garage = 385 sq ft / 35.7 sq m
Total = 5136 sq ft / 477 sq m
For identification only - Not to scale



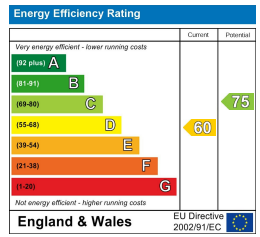
This floor plan was constructed using measurements provided to © nichecom 2026 by a third party.
Produced for Fine & Country. REF: 1459093

FINE & COUNTRY

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.



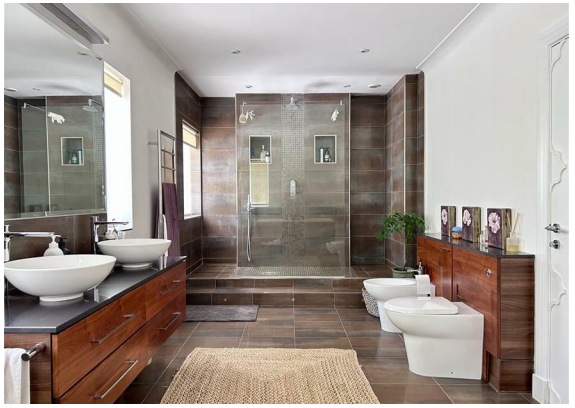
















Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
Tel: +44 (0)1737 361014
Email: kingswood@fineandcountry.com
Web: kingswood.fineandcountry.co.uk

Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY Kingswood