



Selborne
Warren Drive | Kingswood | Surrey | KT20 6PX

 FINE & COUNTRY

SELBORNE





KEY FEATURES

Nestled in the heart of Surrey's exclusive Kingswood Warren Private Estate, Selborne is an exceptional residential property.

Completed in 2022, the six-bedroom home spans over circa 9,000 sq ft, arranged over three floors and includes a subterranean leisure complex with a games room, cinema, swimming pool, spa area and steam room.

The property is located on a desirable south westerly plot, boasting prolonged sunshine throughout the day. Three times RHS Gold Medal Winner, Garden Link, created the immaculately landscaped rear garden. This environmentally friendly garden can be enjoyed from within, as the majority of the rear elevation is glazed, flooding the entire building with natural light.

Only the finest materials have been used in the construction of Selborne. The external facade of the property is glazed and clad in bespoke Italian granite and cladding and is a key focal point of the design and build of Selborne. The developer travelled to the quarry 30 miles North of Verona to choose the specific part of the mountain for the granite to be cut from. The entire building was clad from one huge block of granite and cut into individual tiles prior to installation. Quality craftsmanship doesn't stop at the main house itself. The developer has created a replica of the house as a marvellous children's treehouse, which is clad with the same materials.

Set over three floors, the building is designed around an impressive 8-metre-high atrium that links both wings of the first floor by a contemporary glass sky bridge, which is accessed by the stunning oak clad cantilever staircase.

Separating the living space and formal dining area is a contemporary tunnel gas fireplace.

The frameless window at the entrance of the property provides views to the Italian granite water wall and wildlife pond.

The leisure facilities housed in the basement includes a games room and bar and a 15-person luxury cinema with fibre optic ceiling and state of the art audio visual systems.

Additionally, during the summer months, occupants can enjoy a complete al fresco cooking and dining experience, using the properties stunning outdoor kitchen area with state-of-the-art barbeque, pizza oven, fire pit and refrigeration, built from the Italian granite and Scandinavian cladding as the main house. In addition, the gardens are further enhanced by a Rain Bird irrigation system, ensuring efficient and convenient watering throughout the grounds.

















KEY FEATURES

LOCAL AREA & LOCATION

Selbourne is well positioned on Warren Drive, one of Kingswood's finest roads in the heart of the Kingswood Warren Estate.

Kingswood is one the most prestigious and sought after locations in the Surrey Hills. Surrounded by countryside, it has excellent rail and road connections – the regular rail service offers direct routes to London in just 40 minutes, while the M25 is a 5 minute drive providing easy access to the Channel Ports, Heathrow and Gatwick.

This small village community offers local shopping, an Indian restaurant and The Kingswood Arms, whilst the busier High Streets of Banstead Village, Epsom and the historic market town of Reigate are just a short drive away.

The area is well suited to families and boasts a wide choice of schools and venues for cultural interests. Those with sporting interests can enjoy local leisure facilities, the Kingswood tennis club and one of many local golf clubs including the international renowned Walton Heath, Epsom Downs, home to the famous Derby, is just a few miles away.

INTERIOR & EXTERIOR SPECIFICATIONS

Award winning automation company, Indigo Zest, were responsible for designing the bespoke control system that fully automates the property from lighting and temperature control, audio visuals and to the opening and closing of curtains.

All internal rooms and communal areas have PIRs to turn off lights if movement is not detected. Fibre optic ceilings are also low energy.

The entrance hallway is illuminated by two Italian chandeliers commissioned for the magnificent space.

French Oak wide plank flooring and handcrafted Venetian polished plaster applied by an artist set the backdrop.

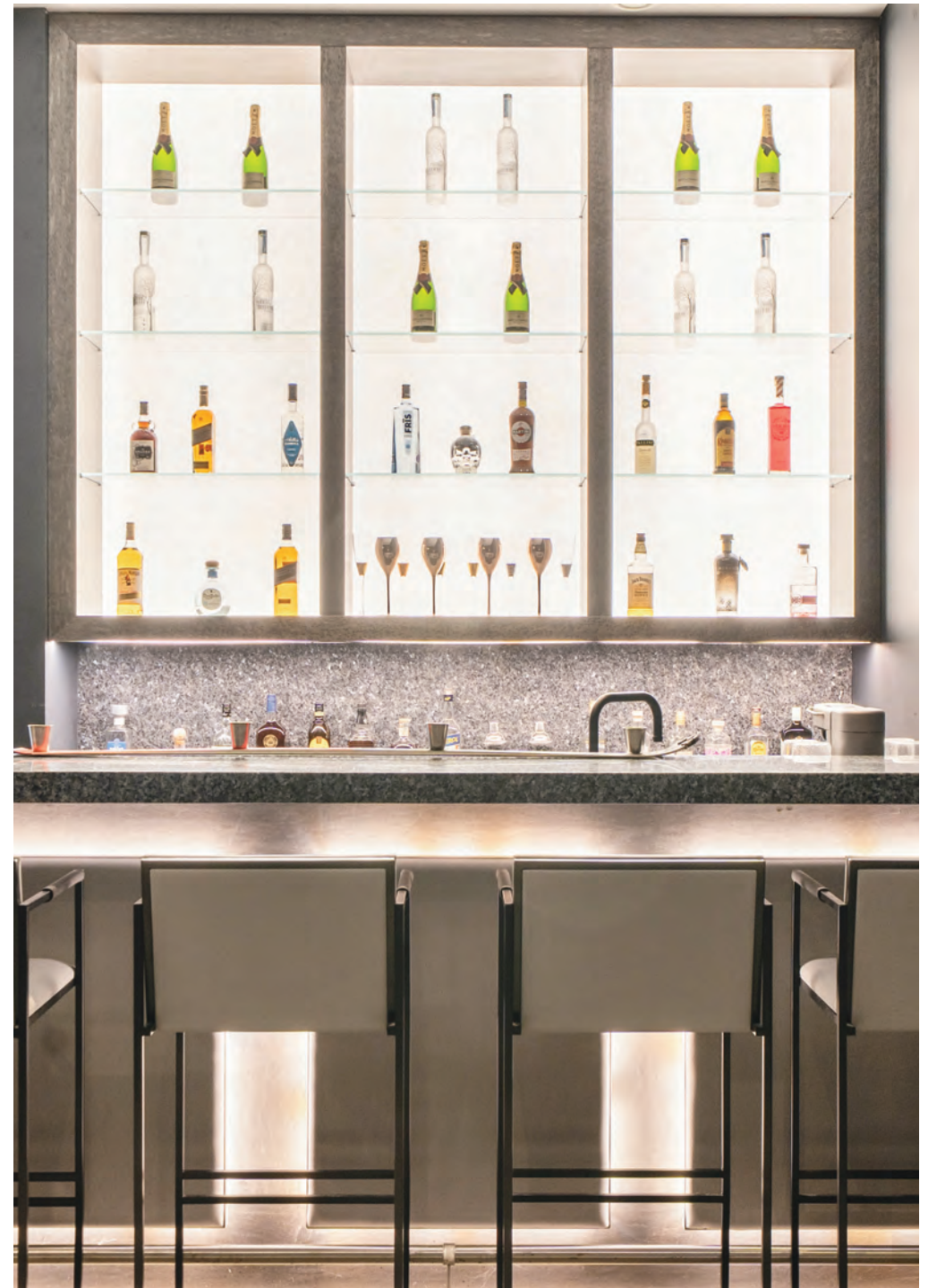
The focal point of the kitchen is the showstopping 4.5metre kitchen island, made from one piece of silver wave veined granite.

The principal suite features a "his and hers" dressing room and sprawling ensuite with a large 90-degree corner window which gives views to the manicured gardens.

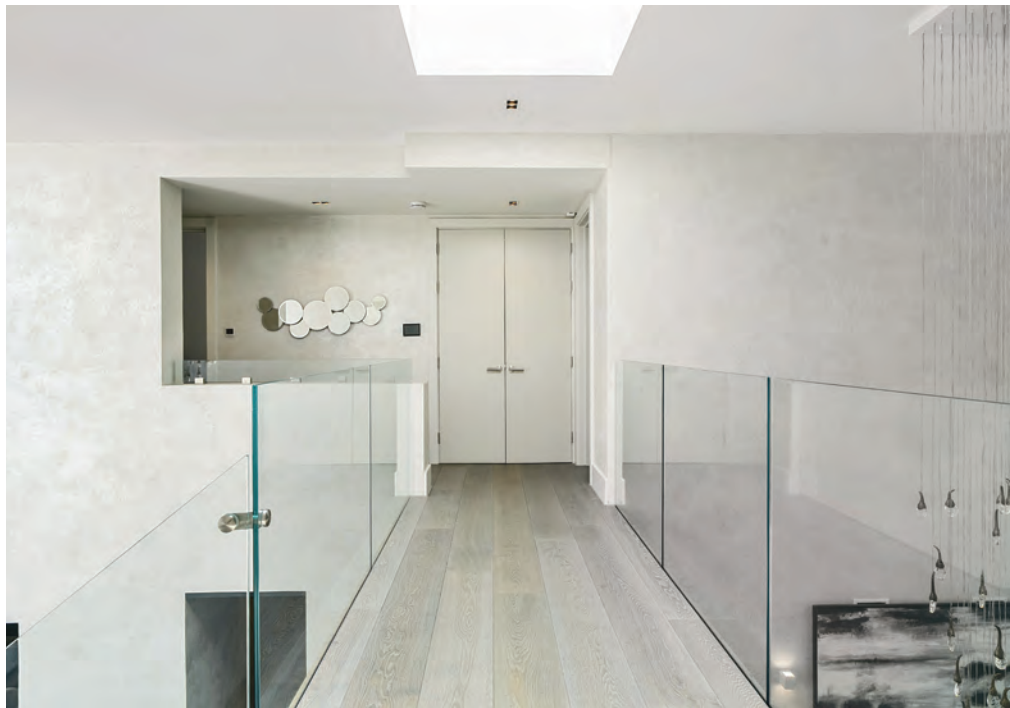
The gym walls in their entirety have been hand-painted by renowned graffiti artist, Julian Johnson from Artazz Gallery.

Bespoke commissioned angular fitted wardrobes painted to match wall colours.









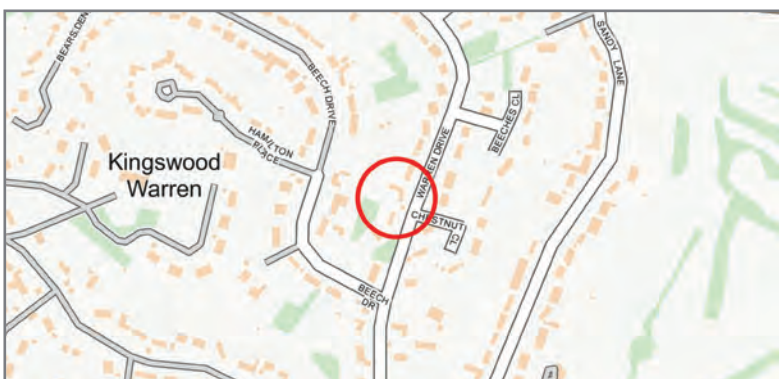












INFORMATION

SAFETY, SECURITY, SUSTAINABILITY AND INNOVATION

Selborne's state of the art security system features an intergrated fire alarm.

Set behind bespoke commissioned electric gates, Selborne's highly sophisticated security system, with direct connectivity to a trusted local security firm, includes a 16 camera HD CCTV and sophisticated alarm system. Fingerprint recognition admits occupants to the house allowing for keyless entry.

Selborne is in the exclusive Kingswood Warren which has ANPR cameras on the three entrances to the estate and 24-hour security patrol for peace of mind.

Indigo Zest, Smart Home Automation & Technology Specialists are responsible for the properties automated Control4 system which manages the security, heating and lighting for the property.

There is a selected heat recovery and air purification system, Vent-Axia, which cleans air and redistributes wasted heat through the property.

A small feature with big impact is a glass pane between the home office and the garage; Selborne's occupants can admire their car collection from their desk but with smart technology, at just a click of a button, the pane becomes entirely opaque.

SELBORNE'S PROPERTY AWARDS

What House Awards 2024 – Winner of the Gold Award – Best Luxury House in the UK

Evening standard new homes awards – Winner of the Best Luxury home in the UK

UK Property Awards – Winner Best residential home - Surrey

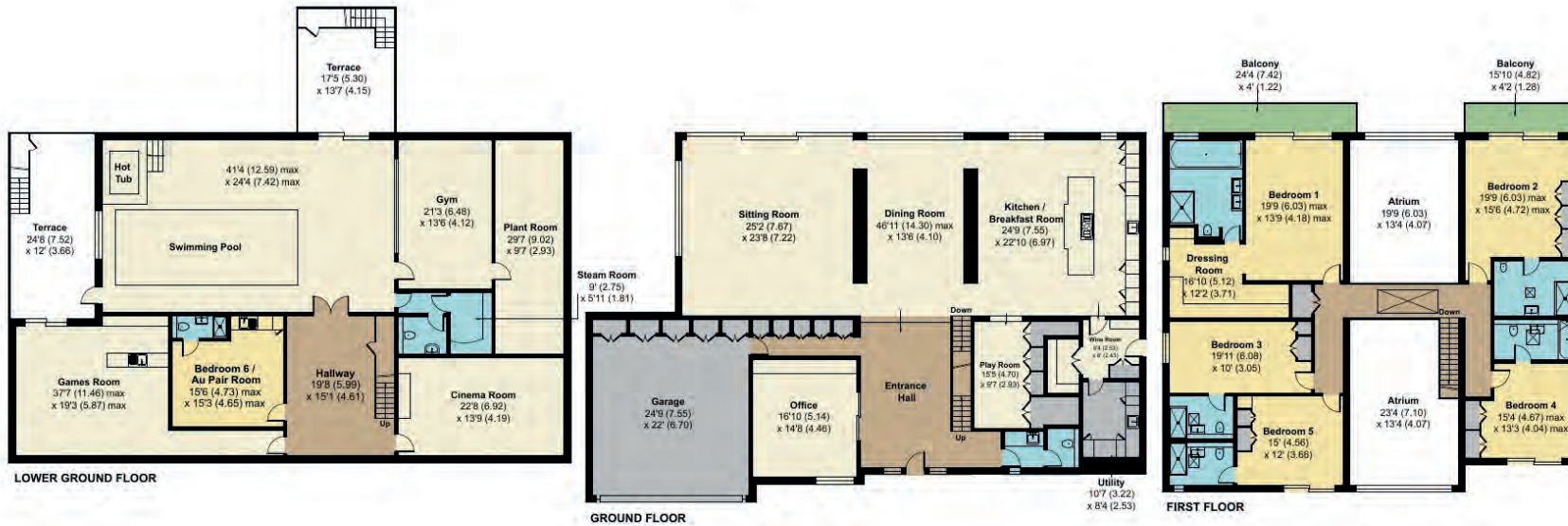
Surrey Property Awards – Winner Property development of outstanding architectural merit



Selborne, Warren Drive, Kingswood, KT20

Floor Area = 7858 sq ft / 730 sq m
 Atrium = 631 sq ft / 58.6 sq m
 Garage = 544 sq ft / 50.5 sq m
 Balcony / Terrace = 720 sq ft / 66.8 sq m
 Total = 9753 sq ft / 906 sq m

For identification only - Not to scale



Council Tax Band: H
 Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Fine & Country. REF: 1469022





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Kingswood
The Estate Office, Woodland Way, Kingswood, Surrey KT20 6HS
01737 361014 | kingswood@fineandcountry.com

