

Kennedys'

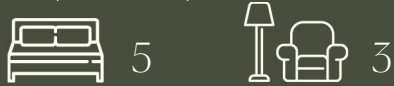
01737 817718

kennedys-ipa.co.uk
@kennedysipa

Windlesham
Furze Grove
Kingswood
KT20 6ES

This exceptional brand new five bedroom detached executive home, set within a private grove, presents an outstanding opportunity to acquire a substantial, high-specification family home offering generous accommodation over three floors.

OIEO
£2,000,000



- Brand new executive family home
- 5 En-suites
- Landscaped rear garden
- Prime village location
- No onward chain

- 5 Bedrooms
- Gated entrance
- Living over three floors
- Viewing by appointment only



PROPERTY DESCRIPTION

Designed with both luxury and versatility in mind, the property delivers , meticulous attention to detail, and flexible living spaces suited to modern living

Constructed to an exacting standard, this home blends contemporary design with refined craftsmanship throughout.

Every element has been carefully considered, resulting in a home of genuine quality and finish. Some of the many key features include:

- Premium concrete floor construction enhancing energy efficiency
- Underfloor heating to ground and first floors, including garage
- ASHP (Air Source Heat Pump) and EV charger
- Schmidt Kitchen with Silestone worktops with large Island and separate utility
- Integrated Siemens kitchen appliances, including a Quooker boiling water tap and built-in coffee machine
- Five spacious bedroom suites, each with walk-in wardrobe and luxury en-suite bathroom
- Duravit sanitary ware throughout
- Feature staircase
- CCTV security system and electric gates
- Bespoke coving throughout, with elegant finish
- Fitted Roman blinds
- Silverlox trackless garage door
- Landscaped gardens with generous outdoor entertaining space
- Fully wired detached garden room
- Large paved driveway suitable for 6+ cars
- Ten year build warranty









PROPERTY DESCRIPTION

This is a rare opportunity to secure a newly built, architecturally impressive home where exceptional build quality, cutting-edge features, and thoughtful design come together to create a truly outstanding living environment.

Kingswood offers a range of facilities including a village store, beauty salon, pet shop, men's barbershop, post office, Kingswood Arms public house and eatery and two local golf courses. The mainline station provides a regular service into Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9.

Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Aberdour, Chinthurst Prep school and Reigate Grammar. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and a wealth of restaurants. Nearby main towns include Reigate, Epsom and Sutton.

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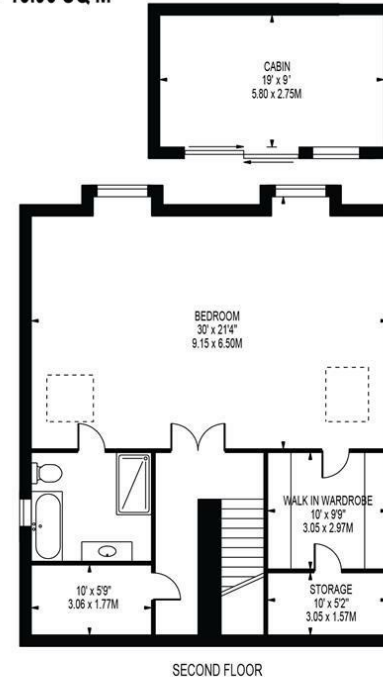
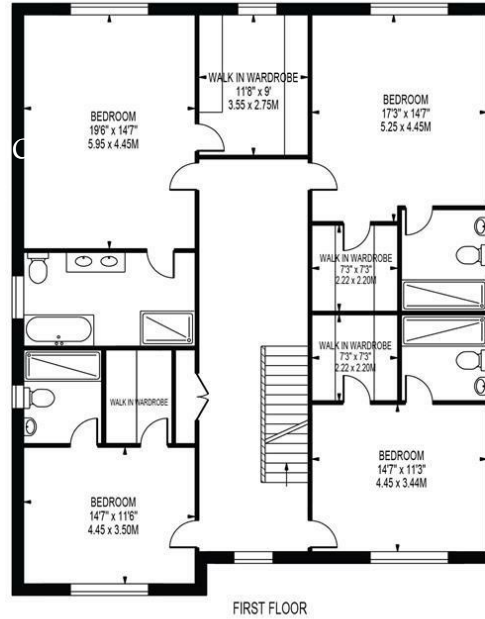
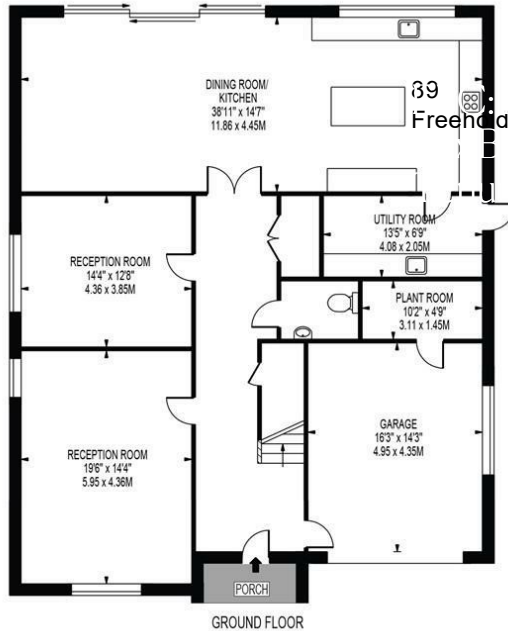
WINDLESHAM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4865 SQ FT - 451.97 SQ M

(INCLUDING GARAGE & EXCLUDING CABIN)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 232 SQ FT - 21.53 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF CABIN: 172 SQ FT - 15.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A	89	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Windlesham, Furze Grove

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

EPC: B
TENURE: Freehold
COUNCIL:
TAX BAND:

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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