



FINE & COUNTRY
Kingswood

Wynwood House
Warren Drive, Kingswood, Surrey KT20 6PY

Property at a glance

- Luxury Family Home Circa 7300 sq ft
- Five Double Bedroom Suites Plus A Further Annexe Room
- Luxury Contemporary Kitchen/Family Room
- Two Reception Rooms & Office
- Cinema/Games Room & Steam Room
- Seven Luxury Bath/Shower Rooms
- Gated Entrance & Driveway With Parking For Several Cars
- Heated Swimming Pool, Hot Tub & Outdoor Covered Kitchen/Bar
- Purpose Built Gym With Ensuite Shower Room
- Triple Garage

Setting

This family home is found close to the village of Kingswood which provides a good parade of local shops and restaurants, including a convenience stores & post office, hairdressers, beauticians, The Kingswood Arms public house, and an Indian restaurant.. Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Tadworth Primary, whilst further schools including Dunottar, Micklefield and Reigate Grammar are found in the nearby town of Reigate.

In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south, whilst both Gatwick and Heathrow airports are within reach.

For more varied shopping needs both Banstead, Epsom and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains and supermarkets. There is also a wide range of restaurants.

£3,250,000 Freehold

Wynwood House

Wynwood House is discreetly positioned down a private driveway on the prestigious Kingswood Warren Estate, set within beautifully mature gardens. With its contemporary Georgian style, the property offers accommodation arranged over three floors, combining modern design with classical architectural influences. Built to an exacting specification throughout, it is perfectly tailored for luxury family living.

From the moment you step inside, the impressive entrance hall with its grand central staircase sets the tone of elegance and scale. The ground floor is designed for both formal entertaining and relaxed family life. To one side, a well-appointed study provides a quiet retreat, while the formal dining room flows through double doors into the light-filled sitting room, complete with a feature fireplace and French doors opening onto the garden.

The bespoke kitchen/family room, finished in a contemporary shaker style with Miele appliances, forms the heart of the home. A central island and banquette seating create a welcoming hub for day-to-day living. This space links seamlessly to the utility room and provides internal access to the triple garage, which offers an annexe above with a bedroom and en suite shower room, ideal for guests or staff.

Upstairs, the principal suite is a true sanctuary, featuring a contemporary fireplace, his-and-hers dressing rooms, a luxurious en suite bathroom, and French doors opening onto a private balcony. Three further double bedrooms, each with fitted wardrobes and beautifully appointed bathrooms, complete the first floor. The top floor reveals a striking mezzanine with a feature skylight, leading into a media/entertainment room with its own steam room and WC. and a further en suite bedroom.

Outside, the landscaped rear garden has been designed for both relaxation and entertaining, featuring a swimming pool, covered kitchen/bar, purpose-built gym with changing/shower facilities, and a large terrace perfect for entertaining.



Warren Drive, Kingswood, KT20

Approximate Area = 5763 sq ft / 535.4 sq m (excludes voids)

Annexe = 621 sq ft / 57.6 sq m

Garage = 603 sq ft / 56 sq m

Outbuilding = 315 sq ft / 29.2 sq m

Total = 7302 sq ft / 678.2 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). © n1checom 2025. Produced for Fine & Country. REF: 1362420

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		
(102 plus) A		
(81-91) B	83	85
(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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