

FINE & COUNTRY

Brownstacks

Beeches Close, Kingswood, Surrey KT20 6QA

Brownstacks

Property at a glance

- Substantial Family Home - No Onward Chain
- Circa 0.7 of an acre
- Six Double Bedrooms
- Three Dressing Rooms
- Eight Bathrooms/Shower rooms
- Open Plan Schueller Kitchen/Family Room
- Under Floor Heating & Security System & CCTV
- Weaver & Ducre Light & Control4 Home Automation
- Swimming Pool Complex
- Self-Contained Annexe

Setting

This family home is found close to the village of Kingswood which provides a parade of local shops and restaurants, including a convenience store/post office, Londis, hairdressers and beauticians, The Kingswood Arms public house, and an Indian restaurants. 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.

£2,820,000 Freehold

Brownstacks offers approximately 7300 sq ft across two floors, set within generous grounds of 0.7 of an acre. The property is entered by a generous hallway with an architect designed feature ceiling, glass enclosed study area and a suspended marble staircase taking centre stage. From the hallway, double doors lead through to a large open-plan Schueller kitchen/breakfast with sliding doors to the garden and pool complex. Furthermore there is also access to a second kitchen, utility room and sixth bedroom. A drawing room is situated to the rear with access into the pool complex and leisure area whilst a family room is situated to the front of the house.

The kitchen offers a large island unit incorporating a breakfast bar with sliding doors opening onto the garden at the rear and to the side with access to the pool. The ancillary kitchen and sixth bedroom have separate access allowing use as a self-contained annexe if desired.

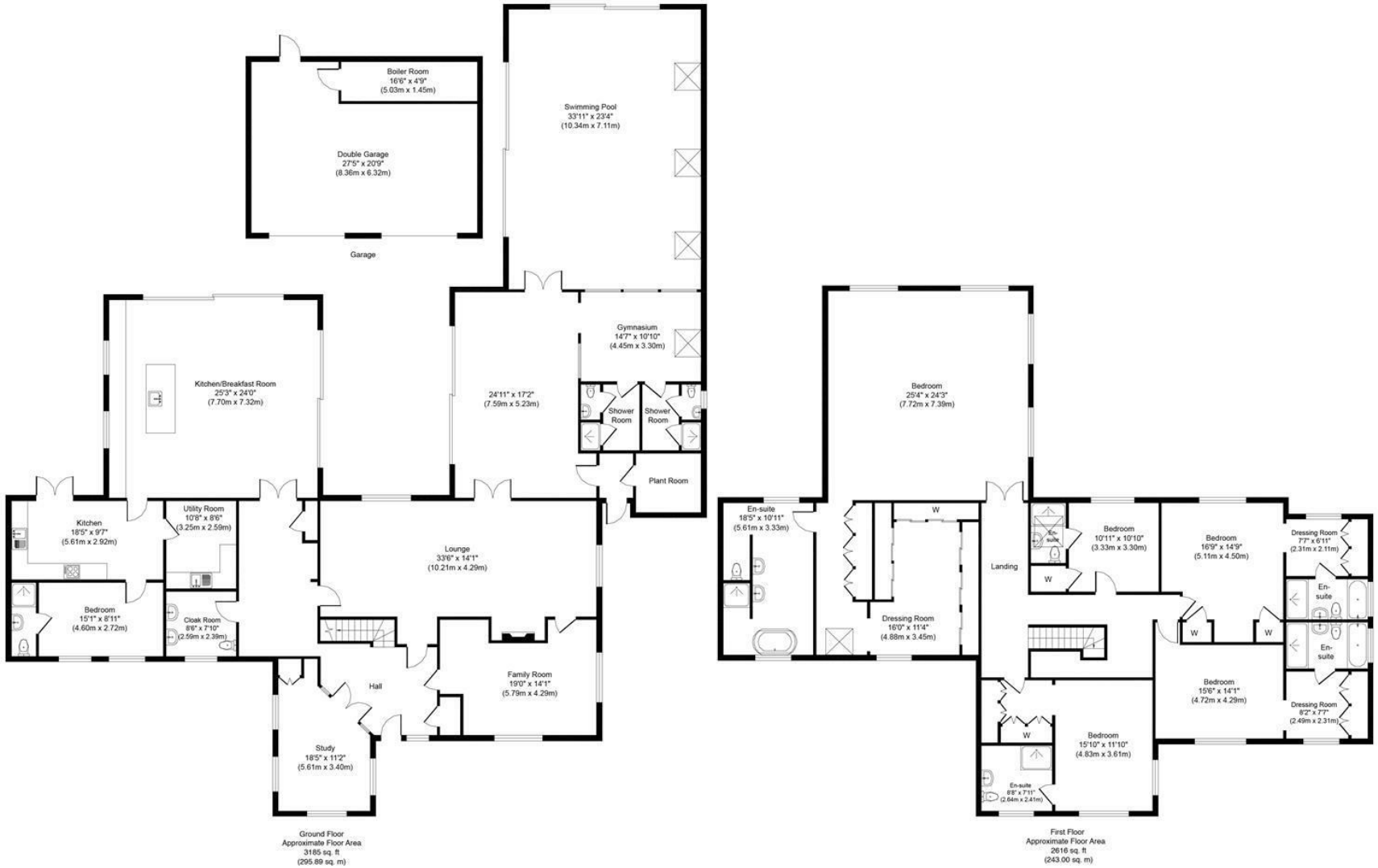
On the first floor there are five bedrooms suites. The principal bedroom is particularly impressive with a spacious dressing room and ensuite bathroom. Four further double bedrooms with ensuite bathrooms and two additional dressing rooms make up the first floor accommodation.

Externally the property sits on a level plot of 0.7 of an acre. There are large terraced areas to the rear and a superb indoor pool complex with a vaulted ceiling, a gymnasium and two shower rooms. Sliding doors open on two sides with a leisure area providing access into the house.

IMPORTANT NOTICE - NO ONWARD CHAIN - Some photographs were taken during a previous marketing campaign and show the property with the previous occupants' furnishings and personal possessions. These items are not included in the sale and may no longer be present. Photographs are for illustrative purposes only. Purchasers should rely on their own inspection/survey and legal enquiries, rather than relying solely on historic photographs.





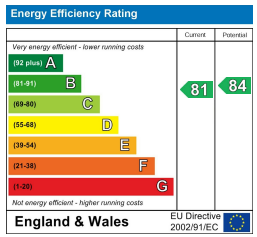


Approx. Gross Internal Floor Area 7279 sq. ft / 676.24 sq. m (Including Garage & Swimming Pool)

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.



















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