



 FINE &
COUNTRY

Tokai
Woodland Way, Kingswood, Surrey KT20 6NX

Property at a glance

- Six Double Bedrooms & Seven Bathrooms
- Triple Height Atrium / Reception Hall
- Stunning Open Plan Kitchen/Breakfast/Family Room, Corian Worktops, Quooker Tap & Bi-fold Doors
- Four Reception Rooms, Study & Utility Room
- Underfloor Heating & Air Conditioning
- Rako Mood Lighting & Ceiling Speakers
- Heat Recovery & Ventilation System
- Full Width Entertaining Terraces & Outdoor Kitchen
- Picturesque Views & 0.6 Acre Plot
- No Onward Chain

Setting

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants including a convenience store/post office, Coughlans bakery, hairdressers, beauticians, The New Khyber 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, St Johns in Leatherhead, Whitgift School in Purley and Caterham Schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London Bridge of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south, providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there is choice a plenty with world-renowned golf clubs nearby including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, The RAC Golf Club and the exclusive Beaverbrook Golf Club in Leatherhead. Horse Riding schools and stabling can also be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. For racket enthusiasts, Kingswood Tennis Club is situated nearby on The Glade.

£2,750,000 Freehold

Tokai

Tokai is a beautifully appointed family home with six double bedrooms, built in 2014 with sumptuous accommodation throughout. From the moment you enter, you are struck by a truly awe-inspiring triple height reception hall accompanied by 2.5m high doors into each room. An incredible space; filled with light from all angles with a beautiful porcelain tiled floor, a bespoke staircase to the first floor and a mechanically operated chandelier suspended gracefully from the upper floor. There is an elegant triple aspect, living room with doors opening onto the rear terrace, a dining room and a study. A wonderful, open plan kitchen/breakfast/family room sits to the rear with bi-folds opening out to the sandstone terrace and access to the outdoor kitchen and entertaining area. The kitchen includes porcelain tiled flooring, Corian worktops, integrated appliances, air conditioning and striking arched windows to name just a few but the overall feel is of quality and comfort. There is also a generous utility room with a door to the integral double garage. A cloakroom and several store rooms complete the ground floor accommodation.

On the first floor are six double bedrooms across two floors and seven modern bath/shower rooms, five of which are ensuite. The principal bedroom offers a vaulted ceiling, a large ensuite bathroom with curved walls and a pair of walk in wardrobes. Bedroom 2 offers access to a balcony whilst bedroom 4 is currently arranged as a bespoke dressing room.

Stairs to a second floor provide access to the newly added accommodation with lovely views across the elevated paddocks to the north. A magnificent whiskey bar (other spirits are available) and lounge area have been created together with a sixth double bedroom, bathroom, further guest lounge and gymnasium. The perfect space to relax and unwind.

To the rear is a pretty and well cared for garden with space, privacy, incorporating a covered entertaining area and outdoor kitchen.



Woodland Way, Kingswood, KT20

Approximate Area = 6061 sq ft / 563.1 sq m (excludes void)

Garage = 363 sq ft / 33.7 sq m

Total = 6424 sq ft / 596.8 sq m

For identification only - Not to scale



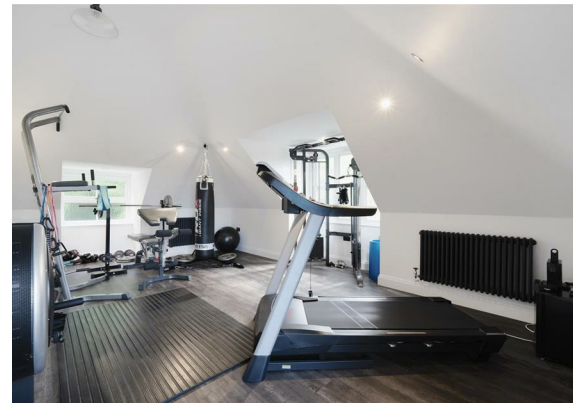
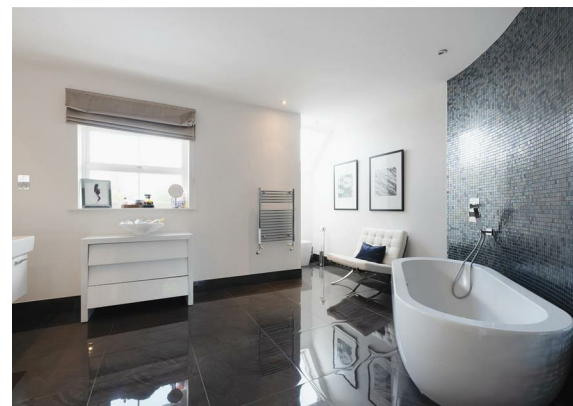
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Fine & Country. REF: 1140096

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			
(92 plus)	A		
(81-91)	B	82	84
(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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