



Alcocks Lane, Kingswood

The **PERSONAL** Agent



# Guide Price £1,550,000

## Freehold

- Tucked away position on a private road
- Impressive 0.24 acre plot with privacy
- Wonderful position with views over fields
- Over 4,000 sq ft of flexible family living
- Four generous and flexible receptions
- Spacious kitchen/dining room
- Six double bedrooms & three bathrooms
- 480 sq ft second floor bonus room space
- Double garage, garden studio & workshop
- Vendor suited to end of chain home

Occupying a discreet position at the head of a sought after private road, this substantial family home sits within an impressive yet manageable 0.24 acre plot and enjoys far reaching views over open fields to the front. An internal inspection is essential to fully appreciate both the scale of the accommodation and the exceptional setting.

Extending to over 4,000 sq. ft. in total, the property offers a highly flexible and thoughtfully arranged layout, ideally suited to modern family living. The generous living spaces lend themselves perfectly to entertaining and social occasions, while remaining practical and comfortable for everyday life.

Built in 2005, the house itself is a true reflection of its superb location, spacious yet welcoming. The current owner has cherished her time here, describing it as the perfect environment in which to raise a family. It is a home that successfully combines substantial proportions with a genuinely homely atmosphere, a quality that is rarely found in properties of this size.

From the moment you step inside, the entrance hall creates a confident and welcoming first impression, centred around a striking staircase rising through the heart of the home. To the front, two well proportioned reception rooms are positioned on either side of the hallway, offering flexible spaces ideal for formal entertaining, family living, or working from home.



To the rear, a delightful sitting room provides a relaxed retreat, featuring an attractive fireplace and double doors opening directly onto the garden. A separate family room also connects seamlessly to the terrace, ensuring that with four reception rooms in total, the home caters effortlessly to every lifestyle need. The kitchen/breakfast room is generously arranged and fitted with an extensive range of cabinetry, complemented by a practical breakfast bar, creating a sociable and functional hub for everyday living. A useful utility room and cloakroom complete the ground floor.

The first floor is home to an impressive principal bedroom, enjoying wonderful open views across the surrounding fields. Generous in size, this room features a comprehensive range of fitted wardrobes and a spacious en suite bathroom. Four further double bedrooms are also located on this level, all benefiting from fitted wardrobes, with one enjoying its own en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Occupying the entire second floor is an exceptional bonus room offering over 480 sq ft of versatile space, perfectly suited as a teenager's retreat, guest suite, games room, or private studio.

Outside, the property enjoys ample driveway parking and a large double garage with electric doors. The rear garden is a true highlight, featuring a

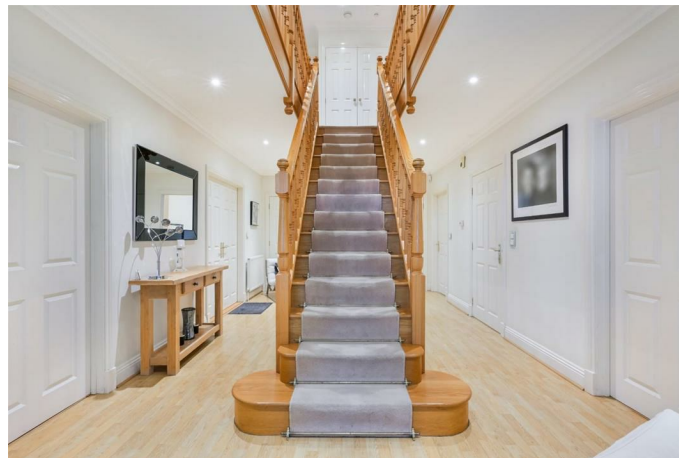
wide expanse of decking that stretches across the back of the house, providing an ideal setting for outdoor dining and summer entertaining. Beyond, the garden is mainly laid to lawn, enjoys a sunny south-westerly aspect, and offers a wonderful sense of privacy. Further enhancing the outdoor space are a superb garden studio and a separate workshop, adding excellent flexibility for work, hobbies, or leisure.

From a practical point of view, our client is suited to an end of chain property which can facilitate a swift move. The location of this home is also fantastic. Kingswood railway station is approximately 0.5 of a mile away which is generally a 20 minute walk and provides regular links to London Bridge. There are also excellent schooling options locally, with many options available, both state and private. One of the stand out features of this home is its immediate surroundings and the easy access to open countryside it enjoys.

Banstead Woods & Walton Heath are both wonderful open spaces that are a short drive away and there are also open fields at the end of the Furze Hill too as well as easy access to several golf courses.

Tenure - Freehold  
Council tax band - H









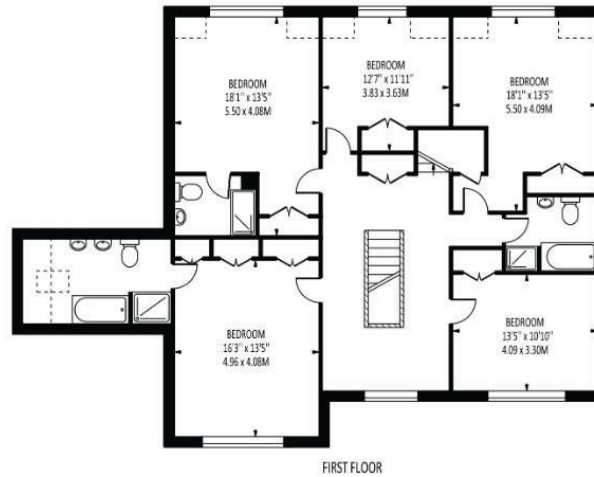
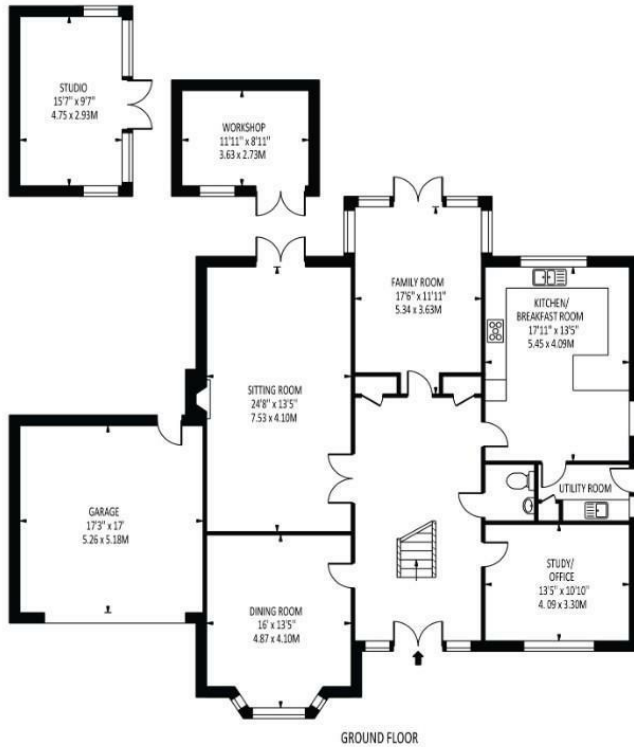


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## Applewood

Total Area: 4009 SQ FT • 372.45 SQ M  
(Including Restricted Height Area, Garage, Studio & Workshop)  
Restricted Height Area : 19 SQ FT • 1.74 SQ M  
Garage Area : 293 SQ FT • 27.25 SQ M  
Studio Area : 150 SQ FT • 13.92 SQ M  
Workshop Area : 107 SQ FT • 9.91 SQ M



Disclaimer: 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 of 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



