



 FINE &  
COUNTRY

*The Secret Garden*  
Waterhouse Lane, Kingswood, Surrey KT20 6HU

## Property at a glance

- Detached Seven Bedroom Family Home
- Approximately 7,000 sq ft Accommodation
- The Property Is Set Within Circa One Acre Plot
- Six Luxury Bath/Shower Rooms
- Well Appointed Kitchen/Breakfast Room
- Five Reception Rooms
- Well Stocked Mature Garden With Tennis Court
- Automatic Gated Carriage Driveway
- Integral Double Garage
- Walking Distance To Kingswood Village & Railway Station

## Setting

This family home is situated in Kingswood village, which provides a comprehensive parade of local shops, including a convenience store/post office, Coughlans bakery, Londis, hairdressers, beauticians, an Indian restaurant and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London 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 are four world-renowned golf clubs; Kingswood Golf and Country Club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£5,950 PCM

# The Secret Garden

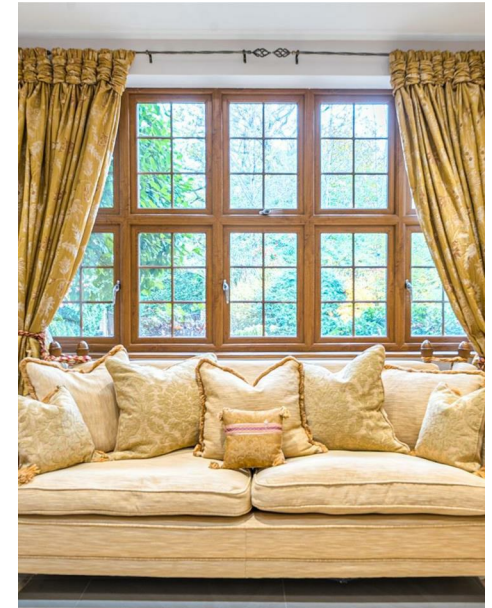
Approached via a sweeping carriage driveway and set within a gated, secluded plot, this magnificent detached seven-bedroom home offers approximately 7,000 sq ft of luxurious accommodation, perfectly combining elegance, space, and modern family living.

Upon entering the property, the reception hall sets the tone, with flagstone flooring and underfloor heating extending throughout. Double doors open into the impressive kitchen/breakfast room, fitted with a traditional country-style kitchen, granite work surfaces, and integrated appliances. This flows seamlessly into the spacious family room and through to the dining area, which features bi-fold doors opening onto the rear terrace and gardens. The ground floor further comprises a formal drawing room, a large games room, a soundproofed cinema room, a utility room, a cloakroom, and internal access to the integral double garage.

The first floor features a superb principal bedroom suite with an en-suite bathroom, French doors leading onto a private balcony, and stairs rising to a dressing room. There are four additional double bedrooms, all with fitted wardrobes; two benefit from en-suite bath/shower rooms, while the remaining rooms are served by a well-appointed family bathroom. The top floor provides two further double bedrooms, each with en-suite bath/shower rooms, as well as ample eaves storage.

To the rear, a large terrace spans the width of the property, offering the perfect setting for outdoor entertaining. Beyond lies an extensive lawn surrounded by mature trees and shrubs, with a tennis court positioned at the far end of the garden. The property's secluded setting ensures complete privacy and tranquility throughout.

Deposit: TBC  
Tenancy: 12 months  
Available: Immediately



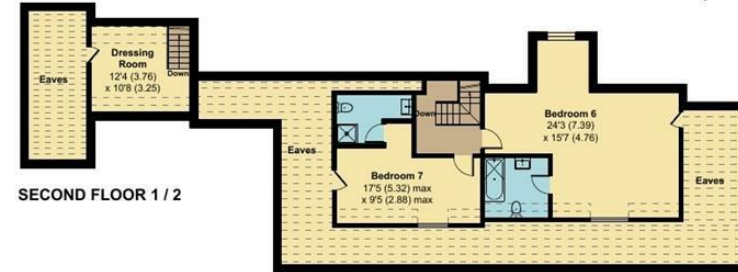


Denotes restricted head height

# Waterhouse Lane, Kingswood, Tadworth, KT20

Approximate Area = 6095 sq ft / 566.2 sq m  
 Limited Use Area(s) = 862 sq ft / 80 sq m  
 Garage = 381 sq ft / 35.3 sq m  
 Total = 7338 sq ft / 681.5 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). © nichecom 2025. Produced for Fine & Country. REF: 1373462

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 |   |                         |           |
| (112 plus)                                  | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 80        |
| (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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