

FINE & COUNTRY

Evelyn House

The Warren, Kingswood, Surrey KT20 6PQ

Property at a glance

- Six Bedroom Detached Residence
- Self Contained One Bedroom Apartment & Studio/Annexe
- Accommodation Measuring Approximately 6181 Square Feet
- Four Reception Rooms
- Luxury Kitchen/Breakfast Room
- Seven Modern Bath/Shower Rooms
- Three Dressing Rooms
- Gated 300ft Driveway
- Triple Garage
- Beautiful Acre Plot

Setting

This substantial home is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants including a convenience store/post office, off licence, hairdressers, beauticians, an 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 and Caterham Schools

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south and 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.

£2,495,000 Freehold

Evelyn House

Evelyn House is an immensely stylish family home, offering a superb level of flexibility to suit almost any requirement. Accessed via a private and secluded 300ft driveway, this substantial seven double bedroom home, which includes a self-contained one bedroom apartment as well as a studio/annexe above the triple garage. The property is set within secluded grounds measuring just over an acre with approximately 6200 sq ft of elegant, stylish and user-friendly accommodation arranged over three floors.

Upon entry to Evelyn House you are greeted by a stunning triple height reception hall with an elegant staircase to one side and a beautiful period style fireplace. The accommodation downstairs consists of a large drawing room to the rear with access to a family room at the front, a rear facing dining room with patio doors to the garden, a cinema room, a fully fitted study and a fabulous hand painted Loxley kitchen/breakfast room with an extensive range of fitted appliances and quite brilliant walk-in refrigerator. On top of this there is also a utility room, coat and shoe closet and a modern cloakroom.

On the first floor a galleried landing leads to the Principal suite with a large walk-in wardrobe, luxury bath/shower room and a south facing balcony overlooking the garden. There are four further double bedrooms each with en-suite facilities, two of which offer walk in wardrobes. The one bedroom apartment is situated on the second floor with a further double bedroom, dressing room, sitting room, kitchen, laundry room and an en-suite bathroom. Outside the property sits in an acre plot with a gated entrance and drive leading to the triple garage and access to level south westerly grounds.





Evelyn House, The Warren, Kingswood, Tadworth, KT20 6PQ

Approximate Gross Internal Area
574.2 sq m / 6181 sq ft (Includes Garage & Excludes Void)



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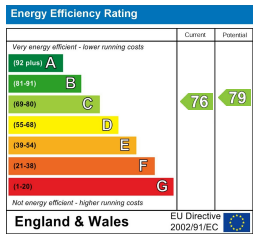
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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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