

Kennedys'

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Ashurst, The Chase
Kingswood
KT20 6HY

Welcome to Ashurst; a three bedroom detached home set on one of Kingswood's most sought-after private roads, offering approximately 1,367 sq ft of accommodation and a secluded half-acre garden. Full of mid-century charm, the property also offers exciting potential to extend or potentially redevelop, subject to planning. Ideally located for Kingswood village, the station and excellent commuter links.

£1,150,000



3



2



1



3



- Three bedroom detached home
- Ground floor cloakroom and small study
- Potential for a new-build project, subject to planning
- Convenient for Banstead, Tadworth, Epsom and Reigate
- Open plan kitchen/dining room with integrated appliances
- Spacious reception room with original features
- Approx. half-acre garden - sweeping lawns and wooded areas
- Viewing highly recommended



PROPERTY DESCRIPTION

Nestled in a quiet residential backwater on the edge of Kingswood village, laid back on its own drive and hidden from the road, is this rare and delightful detached home which has been recently refurbished throughout including wood flooring, radiators, carpets, kitchen and bathrooms, whilst retaining much of its mid century charm and many of its original features. Spanning 1,367 square feet over two floors, this is a home that can be enjoyed for what it is, with the additional luxury of being able to extend in any one of several directions, subject to local authority planning, or indeed the plot's location and size could even take a new build project, again subject to planning; so plenty of options, which is quite rare, on one of Kingswood's most sought after private roads.

Upon entering you are welcomed into the hallway with ample storage, downstairs cloakroom, and a small study to the rear. The spacious reception room provides a warm and inviting atmosphere, with its original features and patio doors to the garden. There are two individual doors leading to the kitchen/dining room, which is recently fitted and includes the oven and hob, and the dining area also has patio doors to the garden. There is a small utility area off the kitchen with units and storage. The stairs lead to the first floor which comprises of main bedroom to the far end with fitted wardrobes, and a further two bedrooms and new bathroom with shower over the bath.

The property is approached via its own private driveway leading to an open forecourt area garage, providing ample parking for both personal and guests use. The garden is a real feature to this home, measuring around half an acre, with sweeping lawns and wooded areas combined, providing plenty of scope to create your own space, as you wish. The patio and lawn areas are private and not overlooked with a couple of storage sheds.









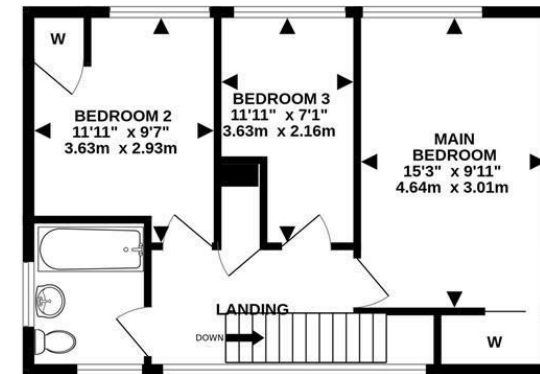
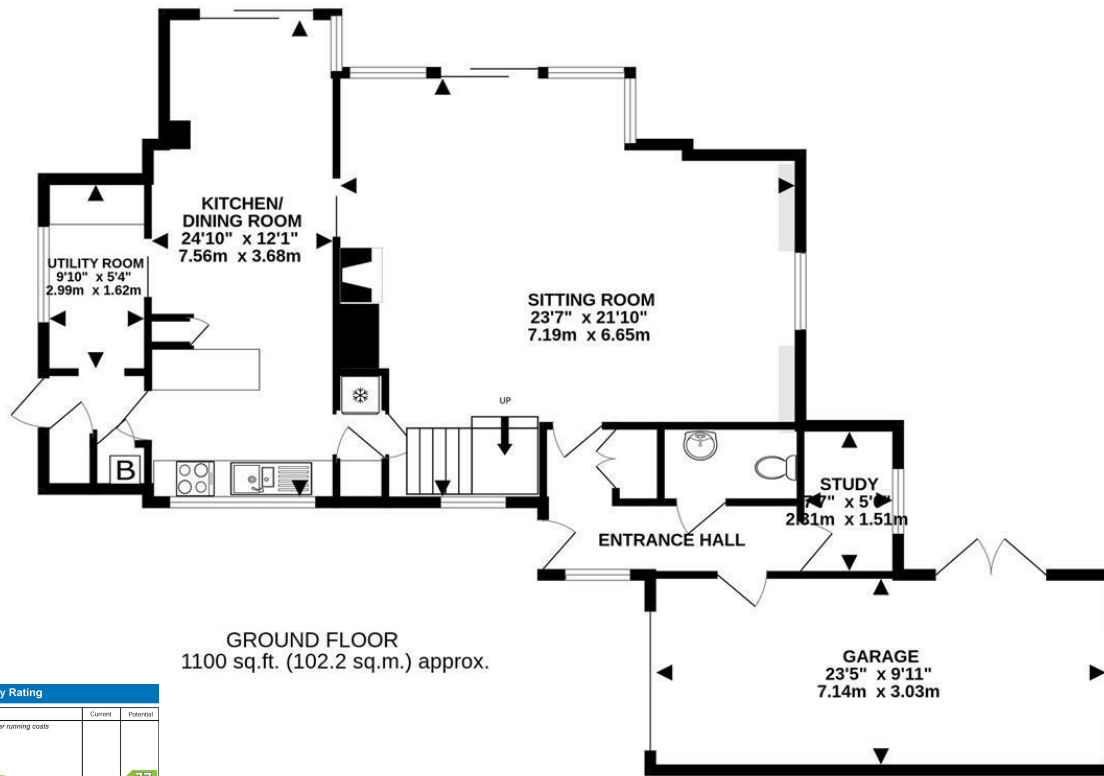
LOCAL AREA AND AMENITIES

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as local store, newsagent and post office, beauty salon, Indian restaurant, Pets at Home store, and of course the Kingswood Arms, all of which are only a short walk from the property. There are two local golf courses to choose from (and at this property you back directly on to KGCC and are close to the entrance to the club house) as well as a selection of private and state schools within easy reach. The villages of Banstead and Tadworth also provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports, and Kingswood Station provides a regular service directly to London Bridge, or multiple destinations via East Croydon and/or Purley.

For further information, or to arrange a private viewing, please contact Peter Kennedy or a member of our sales team.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

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