

Kennedys'

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Harbour Lights,
Beech Drive, Kingswood
KT20 6PP

An architect-designed Arts and Crafts-style 5 bedroom home, set on a private 0.75-acre elevated plot. The property has an impressive interior with 3 spacious reception rooms and a high-quality open-plan kitchen/family area. There are 5 bedrooms, all with en-suites or guest facilities, plus a unique versatile galleried space.

£2,500,000



- Architect-designed Arts & Crafts-style home
- 31ft drawing room plus 2 further reception rooms
- Secret hidden galleried area

- 4746sq ft of impressive accommodation
- Five bedrooms all with en-suite bathrooms
- Beautifully landscaped, secluded gardens



PROPERTY DESCRIPTION

I remember a well known local architect and surveyor coming to see me one day, over twenty years ago, to show me the plans of his latest design that he'd been commissioned to create by his client. I recall being struck by the design, which wasn't either a Costain style home nor one of the ever growing number of Neo Geo homes that were consuming the market at the time; instead, there was what I guess you'd call an Art and Craft design, but with a distinctive edge, and with a floor plan that offered a really well balanced and considered layout over two floors.

The house that they went on to build has since had two owners, and we are delighted to be instructed by the current owners to act for them in the sale of their beautiful home. Offering just under 4750 sq ft of accommodation, Harbour Lights (originally named Bruce House by the original owner and aforementioned architect) sits on a slightly elevated plot of some 0.75 of an acre, and if the external architecture is eye-catching, then it certainly follows through on the internal layout, with a striking oak central split staircase setting the tone. The ground floor layout comprises of cloakroom, study, 31' drawing room, 19' dining room across the back mid section of the house, and one of the best open plan kitchen/breakfast/family room areas you are likely to see, featuring a hand made/painted kitchen, fireplace, front and rear aspects with access to the rear garden, utility, rear lobby with side door and access to the double garage and guest sitting room, off of which is guest/bedroom 5, and shower room. To the first floor of the main house are the primary bedroom with dressing room and en-suite, along with three other suites, each with dressing room areas and en-suites. Oh, and there's a "secret" door in bedroom 2 that takes you to a galleried area; a nice little extra area that could be used in so many different ways.







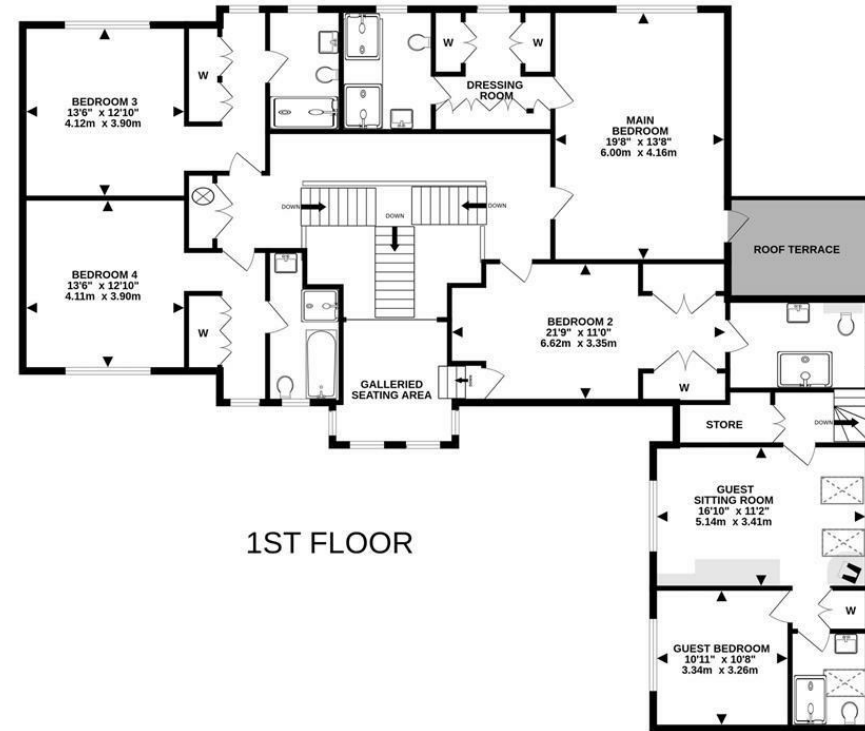
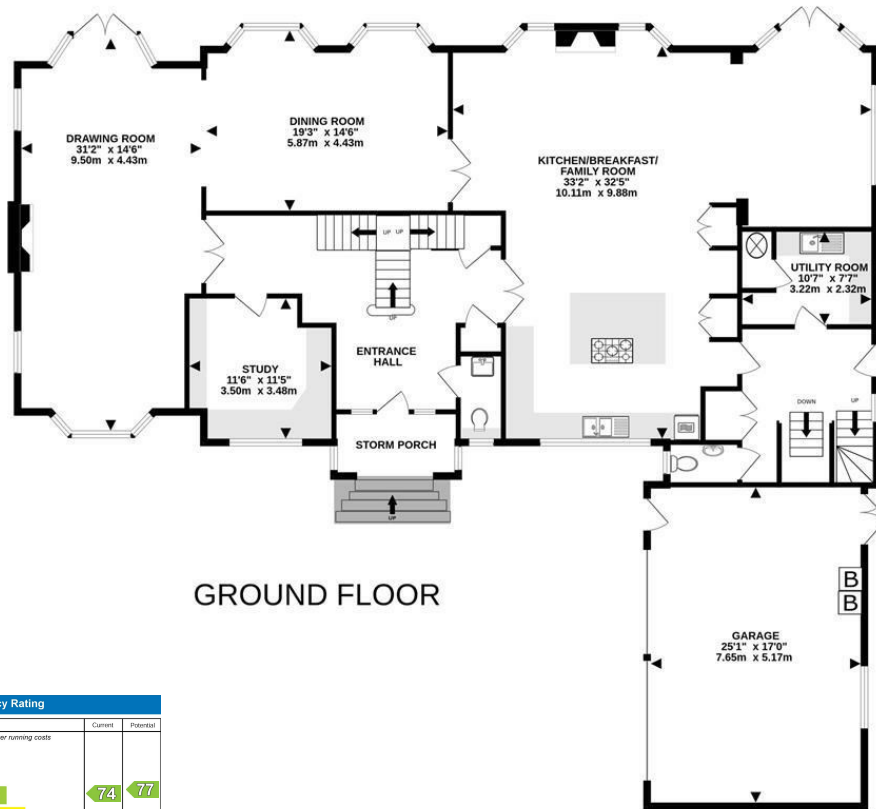


PROPERTY DESCRIPTION

To the outside, the property is approached through private gates and on to a large drive and forecourt area that provides ample private and visitors parking and access to the attached double garage, whilst to the rear is a full width terrace area with steps and pathway leading to the main expansive area of lawn that risers up towards a feature pond, whilst the established and tendered garden enjoys high levels of seclusion and is just another major feature of this beautiful home that today enjoys the benefit of the considerable investment our clients have made over the last decade including, Rainbird (WIFI controlled) irrigated watering system fitted in the front and back lawns and flowerbeds.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salon, Indian restaurant and of course the well known Kingswood Arms public house. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth 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.

For further information or to arrange a private viewing please do not hesitate to get in touch with our Sales team.



TOTAL FLOOR AREA : 4746 sq.ft. (440.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Harbour Lights, Beech Drive

If you would like to arrange a viewing, please call a member of the Kennedy's sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: H

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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