



 FINE &
COUNTRY

2 The Ridings
Kingswood, Surrey, KT20 6HJ

Property at a glance

- Five Bedroom Detached Property
- Three Modern Bath/Shower Rooms
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Utility Room & Downstairs Cloakroom
- Peaceful Cul-De-Sac Location
- Landscaped Gardens
- Integral Double Garage & Large Workshop
- No Onward Chain
- Potential To Extend (STPP)

Setting

This family home is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, hairdressers, beauticians 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.

£1,545,000 Freehold

2 The Ridings

Situated within a peaceful cul-de-sac on a generous plot, this beautifully presented five double bedroom family home offers spacious and versatile accommodation throughout.

Upon entering, you are immediately struck by the welcoming atmosphere this home provides. Solid wood flooring extends across the ground floor, beginning with an inviting entrance hall. The elegant dining room features a charming fireplace and sliding oak pocket doors that open into a superb double aspect sitting room, creating an ideal space for both everyday living and entertaining.

Positioned to the front of the property is a well proportioned study, currently utilised as a home gym, offering excellent versatility and adaptable living space. The ground floor further benefits from a cloakroom and an impressive open plan kitchen/breakfast room, thoughtfully designed as the heart of the home and providing direct access to the utility room.

Completing the ground floor accommodation is an integral double garage, which incorporates a substantial workshop area to the rear, ideal for storage, hobbies, or further practical use.

Upstairs, the first floor offers five generously sized double bedrooms, all with excellent proportions. The principal bedroom enjoys a dual aspect outlook and features a luxurious ensuite bathroom. Bedroom two benefits from its own dressing room, as well as a private ensuite bathroom. Three further double bedrooms, two of which are currently being used as studies, are served by a well appointed family bathroom, completing the spacious and thoughtfully arranged first floor accommodation.

Externally, the property boasts a level rear garden, featuring a terrace accessible from both the sitting room and kitchen, perfect for outdoor dining and relaxation. To the front, there is a well maintained garden and a generous driveway providing ample parking and access to the integral double garage.

Offering a spacious home with further potential to extend (STPP) in a desirable location.



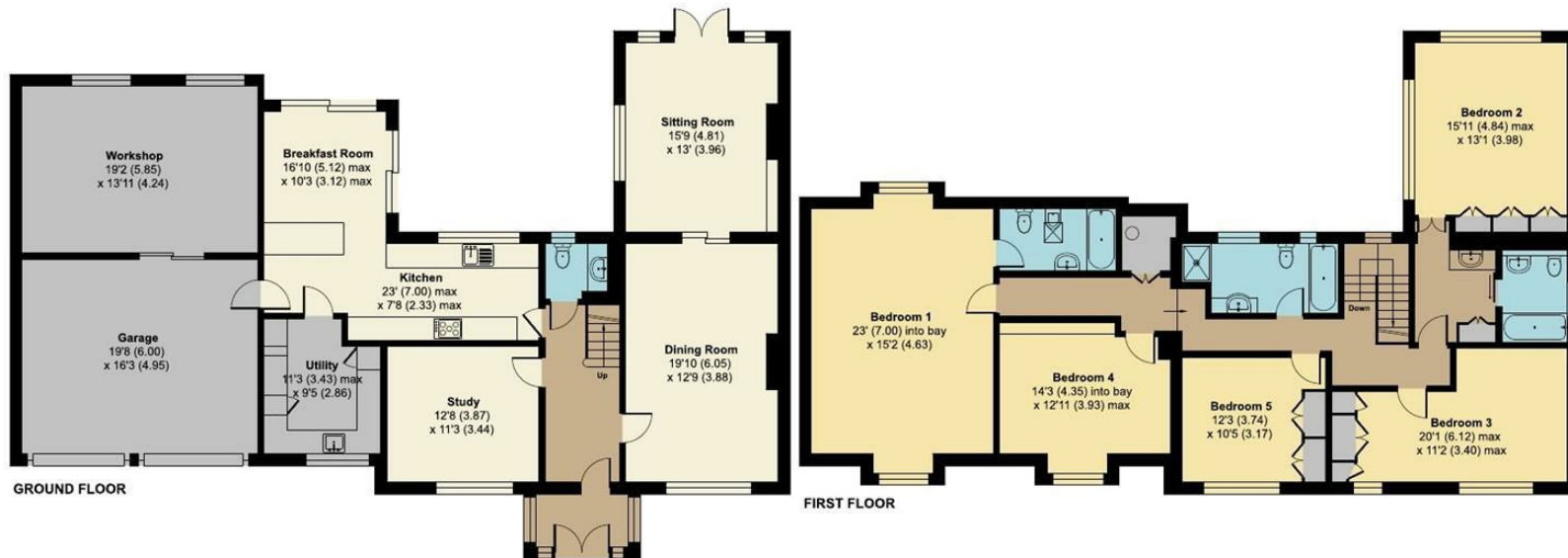
The Ridings, Kingswood, Tadworth, KT20

Approximate Area = 2698 sq ft / 250.6 sq m

Garage = 603 sq ft / 56 sq m

Total = 3301 sq ft / 306.6 sq m

For identification only - Not to scale



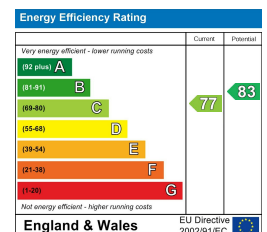
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country. REF: 1422399

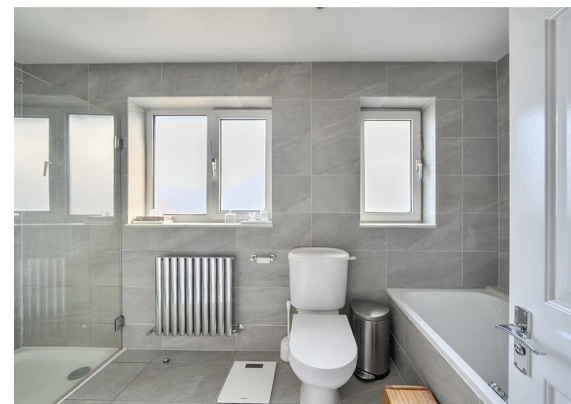
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have 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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