



 FINE &
COUNTRY

Hathaway
Waterhouse Lane, Kingswood, Surrey KT20 6HU

Property at a glance

- Secluded One Acre plot
- Five Bedrooms
- Self-Contained Annexe
- Two Studios/Flexible Ancillary Accommodation
- Large Gated Driveway With Feature Water Fountain
- Open-Plan Kitchen/Breakfast/Family Room
- Six Bath/Shower Rooms
- Double Garage
- Wine Cellar
- No Onward Chain

Setting

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

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.

£2,950,000 Freehold

Hathaway

Hathaway is a family residence extending to circa 7639 sq ft, offering a blend of generous living space and versatile ancillary accommodation. Complementing the principal house is a self-contained two bedroom annexe, an ideal space for multi-generational living or guest accommodation, plus two studios.

The property occupies a plot of approximately one acre, approached via a gated entrance and an impressive sweeping driveway leading to a carriage driveway, with an elegant water fountain.

Entry into the house is via a large reception hall. At the far end of the hall is an open-plan kitchen/family room with bi-folding doors to the garden and access to a generous utility room. In addition, there is a living room and a drawing room with doors to the rear garden and side courtyard. The drawing room features a home cinema system with an automated screen and projector together with Lutron controlled lighting. To the left hand side of the house is a second hall, referred to as an inner hall. From here there is access through to a studio, formally a swimming pool, with doors to the rear garden and access through to the gymnasium, double garage, wine cellar and a staircase up to a large studio.

From the main reception hall a staircase leads to the first floor accommodation. The principal bedroom takes centre stage with a Juliette balcony with views over the garden, a dressing room and a spacious ensuite bathroom. Bedrooms two and three are both doubles with ensuite facilities.

The two storey annexe is attached to the house with its own front door and could be linked to the main house should someone wish. It is currently self-contained with a living room, a kitchen/breakfast room and two first floor bedrooms each with ensuite facilities. The annexe is ideal if you require a nanny, if you have grown up family members or older relatives that require their own space.



Waterhouse Lane, Kingswood, Tadworth, KT20

Approximate Area = 5939 sq ft / 551.7 sq m

Garage = 765 sq ft / 71 sq m

Annexe = 935 sq ft / 86.8 sq m

Total = 7639 sq ft / 709.5 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 2026. Produced for Fine & Country. REF: 1497792



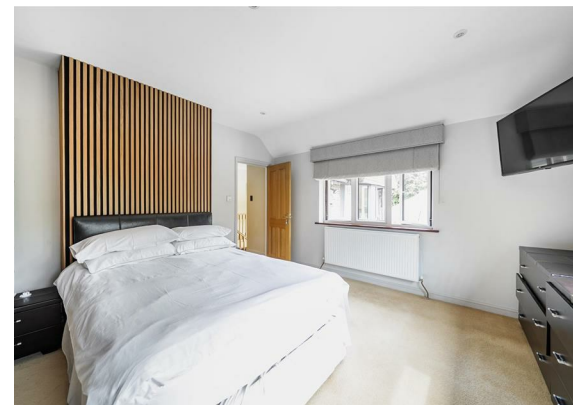
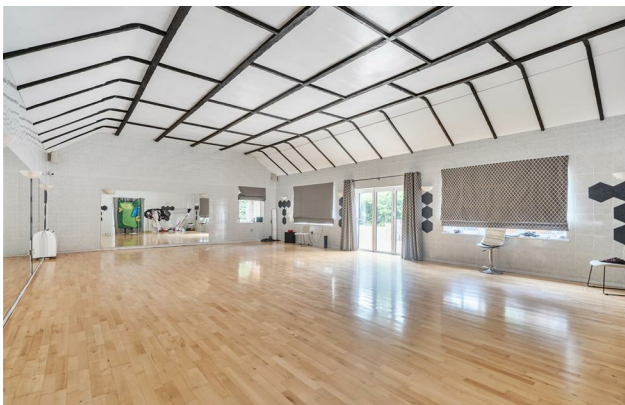
FINE & COUNTRY

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		94	100
(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	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

 **FINE &
COUNTRY** Kingswood