

FINE & COUNTRY

7 The Mansion

Kingswood Warren Park, Woodland Way, Kingswood, Surrey KT20 6AD

Property at a glance

- Luxury Penthouse & Generous Roof Terrace
- Three Double Bedrooms
- Three Luxury Marble Bath/Shower Rooms
- Ventilation System & Underfloor Heating
- Open-plan Living/Dining Room
- Fabulous Fitted Kitchen
- Two Underground Secure Parking Spaces
- Communal Lift & Communal Grounds
- Extensive Cellar Store Room

Setting

This stunning apartment is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, hairdressers, Coughlans Bakery, 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.

£1,475,000 Share of Freehold

7 The Mansion

A truly magnificent penthouse apartment with a luxurious interior situated within the prestigious Kingswood Warren Park. After an extensive refurbishment by Octagon this stunning Victorian Mansion now forms the centrepiece of this truly unique 19 acre estate.

Internally the apartment exudes the luxury and charm you expect from a an Octagon development. Stunning detail, sumptuous materials and a true feeling of luxury greet you at every turn. Access is via the communal vestibule with stairs or a lift to the second floor.

Entry is via the spacious hall with beautiful tiled flooring and access to a cloakroom and to the rest of the apartment. There is a grand principal bedroom to the right with a full wall of fitted wardrobes and an en-suite bath/shower room. Bedrooms two and three are equally as impressive with marble clad bathrooms/shower rooms and fitted wardrobes. Each bedroom is a double and each bedroom offers en-suite facilities.

The reception space is a particular feature of this apartment with the triple aspect kitchen/breakfast room offering direct access onto a private roof terrace and the outstanding living/dining room offering contemporary living with a vaulted ceiling, wood flooring and a modern fireplace. The kitchen area is quite beautiful with marble flooring, a breakfast bar, a ceiling lantern, granite worktops & integrated Miele appliances.

The private terrace is decked with exotic hardwood, a great entertaining area with plenty of space for all to enjoy. The property also offers a wealth of storage with an extensive private cellar and a further unit in the underground car park. The apartment comes with two underground parking spaces and plenty of visitors parking above ground. Kingswood Warren Park is approached through electronically controlled gates with a tree lined driveway.

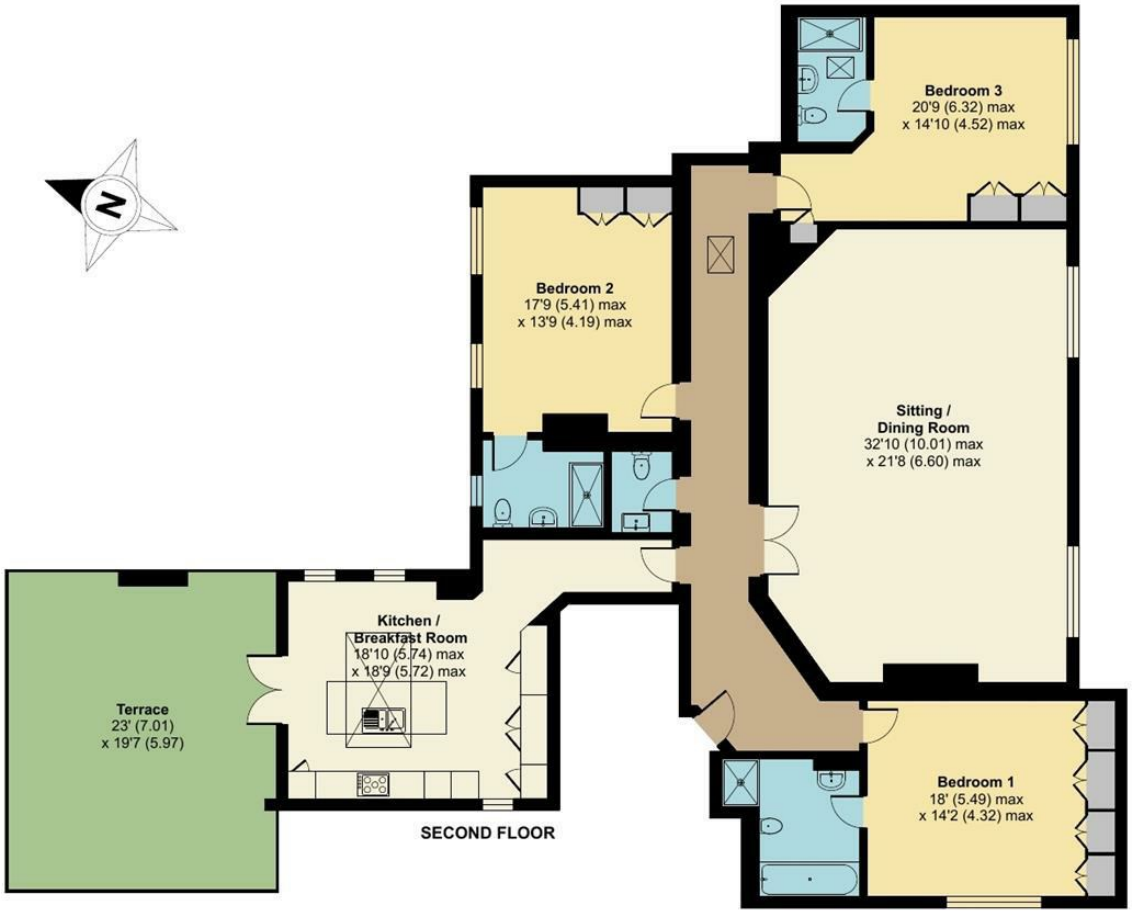




Woodland Way, Kingswood, KT20

Approximate Area = 2397 sq ft / 222.6 sq m

For identification only - Not to scale



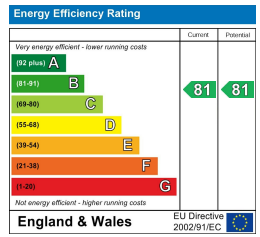
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Fine & Country. REF: 1132549

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 vendors agents Fine & Country on 01737 361014.







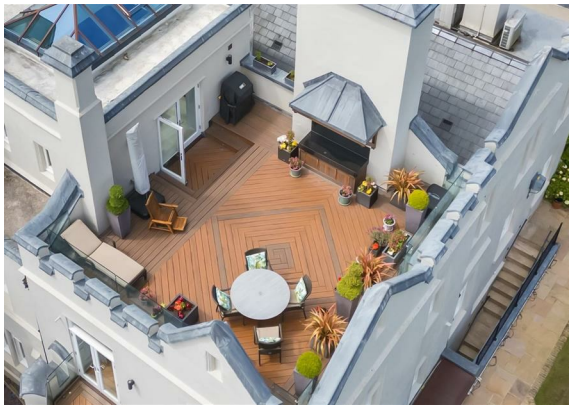












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