FINE & COUNTRY

Hollywood

Warren Drive, Kingswood, Surrey KT20 6PX

Hollywood

Property at a glance

- Superb Location In Kingswood Warren
- Seven Bedrooms
- Five Bath/Shower Rooms
- Three Reception Rooms & Study
- Media/Cinema Room
- Hand Built Kitchen
- Gated Driveway & Double Garage
- Heated Swimming Pool
- Underfloor Heating On All Floors
- Walking Distance To Kingswood Village & Railway Station

Setting

The property is situated on Warren Drive, in the heart of Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, barbers, Coughlans bakery, 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.

£2,400,000 Freehold

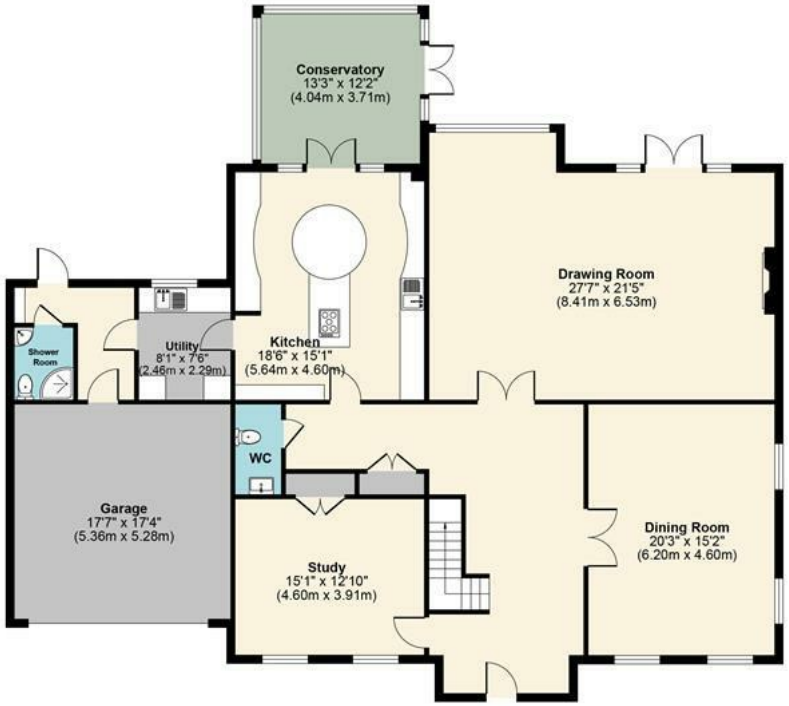
Hollywood is a striking family home situated on Warren Drive in Kingswood. As it's name suggests, the property is full of glamour and luxury from the moment you drive through the electric gates. This individually designed family home is situated within the Kingswood Warren and provides spacious and versatile accommodation laid out across three floors. The property is situated on a south facing plot measuring 0.6 of an acre incorporating a heated swimming pool and entertaining area.

Internally a large reception hall surrounds the staircase leading up to the galleried first floor. The ground floor comprises of a large drawing room, a superb media/cinema room, a study, utility room and elegantly designed hand built kitchen/breakfast room which is open plan to the conservatory. A large patio links the drawing room and conservatory making it ideal for summer BBQ's and parties.

To the first floor are four double bedrooms, three with en-suite facilities and a walk-in dressing room to the master. Furthermore there are three additional bedrooms and a luxury bathroom on the second floor.

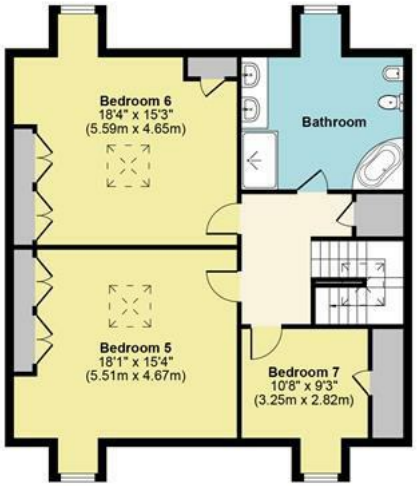
Features include under floor heating throughout, a hand built kitchen, Opus sensor lighting and built-in audio system.

Outside to the rear there are level, landscaped gardens with a heated swimming pool and entertaining area. A generous forecourt to the front provides parking for several vehicles as well as access to an integral double garage.



Ground Floor
Approximate Floor Area
2381 sq. ft
(221.20 sq. m)

First Floor
Approximate Floor Area
1790 sq. ft
(166.29 sq. m)



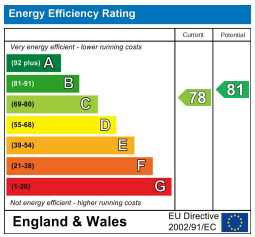
Second Floor
Approximate Floor Area
980 sq. ft
(91.04 sq. m)

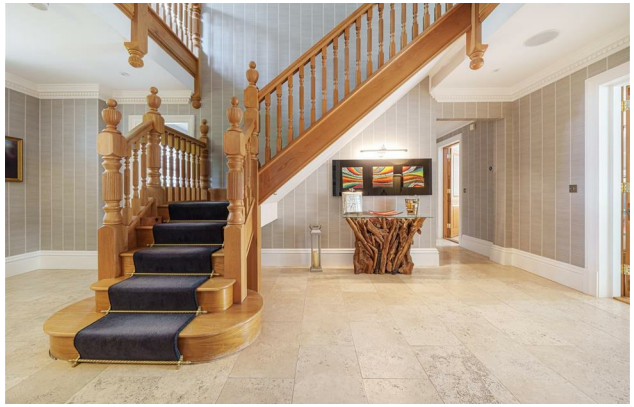
Approx. Gross Internal Floor Area 5151 sq. ft / 478.50 sq. m

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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