

FINE & COUNTRY

Minos

Brighton Road, Lower Kingswood, Surrey KT20 6UP

Property at a glance

- Five Bedroom Detached House - No Onward Chain
- Rear Garden With Countryside Views & Access To Bridle Path
- Two Modern Ensuite Shower Rooms & Family Bath/Shower Room
- Open Plan Kitchen/Sitting Room /Dining Room
- Study/Bedroom Five, Utility Room & Entrance Porch
- Wood Burning Stove
- Double Garage & Driveway With Parking For Six Cars
- Close Proximity To Both State & Independent Schools
- Close To Kingswood & Merstham Railway Stations

Setting

This family home is situated within a short distance of Kingswood and Tadworth village, both provide a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

In terms of transportation both Merstham Station & Kingswood Station provides services into London of approximately 35 & 45 minutes respectively. 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.

£875,000 Freehold

Minos

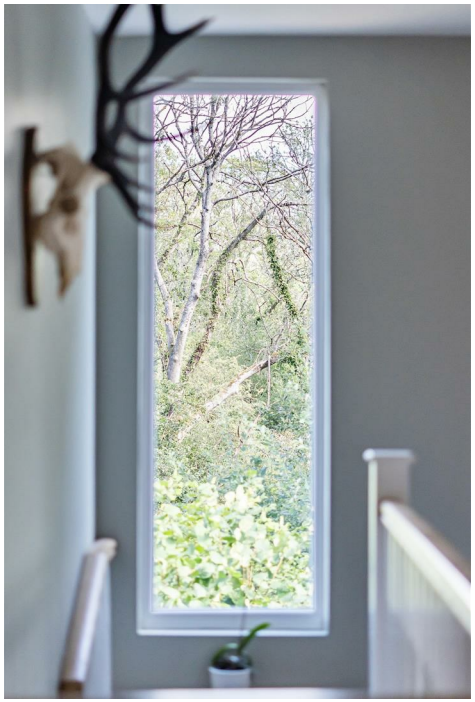
This charming detached five bedroom family home is tucked away at the end of a lane, with delightful countryside views to the rear.

Upon entering, a practical entrance porch leads into the impressive contemporary kitchen, dining and sitting room, the true heart of the home. Designed for modern family living and entertaining, this bright and spacious area seamlessly connects to a conservatory via bi fold doors. Complete with a wood burning stove, the conservatory provides a cosy retreat, offering uninterrupted views across the mature garden and open fields beyond.

The ground floor also benefits from a separate study/bedroom five, a generous utility room and a versatile fourth bedroom with a stylish ensuite shower room, making it ideal for guests, older children or multi generational living.

On the first floor, the dual aspect principal bedroom enjoys picturesque views and is complemented by a modern ensuite shower room. Two further well proportioned bedrooms are served by the contemporary family bathroom.

Outside, the rear garden has been thoughtfully landscaped with an abundance of mature shrubs and trees, creating a private and tranquil environment. A generous terrace provides the perfect space for outdoor entertaining and features a hot tub overlooking the garden. Further highlights include an attractive water feature, vegetable garden, garden shed and useful cellar/storage. A particularly unique addition is the charming garden "pub", a wonderful entertaining space that has been much enjoyed by the current owners for family gatherings and social occasions. In addition, the property benefits from a double garage with inspection pit, together with ample private parking for up to six vehicles.





Minos, Brighton Road, Lower Kingswood, Tadworth, KT20

Approximate Area = 2215 sq ft / 205.8 sq m
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Garage = 357 sq ft / 33.2 sq m
Outbuilding = 184 sq ft / 17 sq m
Total = 2812 sq ft / 261.2 sq m
For identification only - Not to scale

Denotes restricted head height



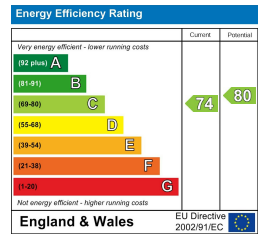
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country. REF: 1500452

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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.



















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

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