



 FINE &
COUNTRY

Birkentrees
Waterhouse Lane, Kingswood, Surrey KT20 6HT

Property at a glance

- Detached Seven Bed Family Home Set Within An Acre Plot
- Five Luxury Bath/Shower Rooms
- Period Features Throughout
- Contemporary Kitchen/Dining/Living Room With Underfloor Heating
- Four Reception Rooms
- Utility Room & Cloakroom
- Double Garage & EV Charger
- Large Cabin With Air Conditioning
- Outdoor Swimming Pool With Heat Sourced Pump
- Block Paved Carriage Driveway With Parking For Numerous Cars

Setting

This beautiful home is situated close to the village of Kingswood which provides a comprehensive parade of local shops. Locally there is a wide choice of state and independent schools including Bramley, Aberdour, and Kingswood Primary, whilst further afield are the top schools, City of London Freeman's school, Reigate Grammar, Epsom College and Caterham School.

In terms of transportation, Kingswood Station 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 the golf enthusiasts, 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.

£2,750,000 Freehold

Birkentrees

This handsome detached residence, built by Costain in the 1920s, with original period features throughout, is an elegant family home that blends character with contemporary comfort.

Occupying a level plot of approximately one acre, the property is arranged over three floors and offers well balanced and versatile accommodation. A welcoming reception hall, complete with original oak flooring and an impressive Arts and Crafts style fireplace, sets the tone for the rest of the home.

To the left, a double aspect reception room, currently used as a study, while to the right, an elegant dining room with a working fireplace provides the perfect setting for formal entertaining. A connecting hallway leads to a conveniently positioned cloakroom.

A particular highlight of the home is the exceptional open plan kitchen, dining and living space. Designed with modern family living in mind, it features underfloor heating, two large skylights, and sliding doors opening directly onto the garden. A separate utility room, also with underfloor heating, provides additional practicality. There is also a further reception room, presently utilised as a home office.

The first floor hosts a principal suite, complete with fitted wardrobes and an ensuite bathroom featuring a freestanding bath, walk in shower and double vanity unit. Three further double bedrooms are also located on this floor, one benefiting from its own ensuite shower room, while the remaining two are served by the family bathroom.

On the second floor, there are three additional bedrooms, one of which is currently used as a playroom, as well as a shower room.

The landscaped gardens wrap around the property and include terraces on two sides, a level lawn, and mature hedging. To the rear lies a leisure area, featuring a heated outdoor swimming pool with a decked area, summer house and pool house. Further benefits include a fully powered cabin with and a detached double garage, and extensive parking.



Birkentrees, Kingswood, Tadworth

Approximate Area = 472.6 sq m / 5087 sq ft

Garage = 40.3 sq m / 434 sq ft

Summer House = 40.8 sq m / 439 sq ft

Total = 553.7 sq m / 5960 sq ft

For identification only. Not to scale.

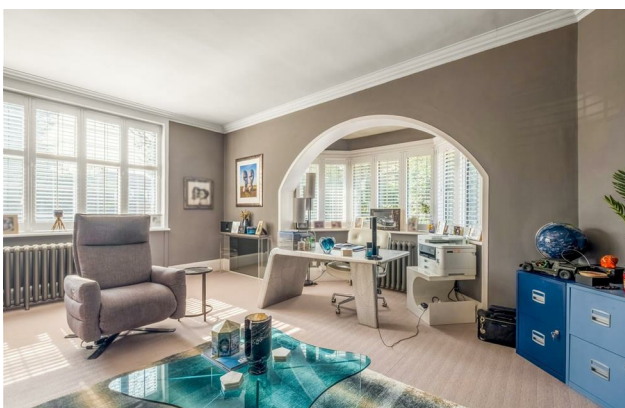


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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		
(12 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		



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