

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Hylands
Waterhouse Lane
Kingswood
KT20 6DT

Located just a short walk from Kingswood village, this elegant Bryant Homes residence offers close to 3,000 sq ft of family accommodation. The property combines classic design with spacious living areas, including an impressive entrance hall with split staircase, multiple reception rooms, and a generous open-plan kitchen/family room. Outside, secluded wrap-around gardens, ample parking and a detached double garage complete this superb village home.



OIEO £1,300,000



5



4



2



4+

- Elegant Bryant Homes property built in 2000
- Open-plan kitchen and family room
- Utility room and downstairs cloakroom
- Short, flat walk to Kingswood village and station
- 5 bedroom house, 2 being ensuite
- Spacious sitting room, dining room and separate study
- Detached double garage
- *Viewing by appointment only*



PROPERTY DESCRIPTION

Situated close to the heart of Kingswood, with only a short flat walk flanked by fields between it and the village, is an opportunity to acquire this elegant home. Built by Bryant Homes in 2000 to their recognised high standards and discerning design, offering close to 3000 sq ft of spacious accommodation over two floors, including; a classic split central staircase as a welcoming feature within the impressive hallway, dining room, sitting room, study, open plan kitchen and family room area, utility room and downstairs cloakroom. Whilst to the first floor can be found an impressive primary suite with dressing area and en-suite, along with a further bedroom with en-suite and three others being served by the good size family bathroom.

To the outside the property provides private driveway and ample parking for private and guest use, along with access to a detached double garage. The gardens wrap around the house, with a full width terrace to the rear giving rise to the main lawn, all of which provides a sunny and secluded area for all year use and entertaining in the spring and summer months.







LOCAL AREA AND AMENITIES

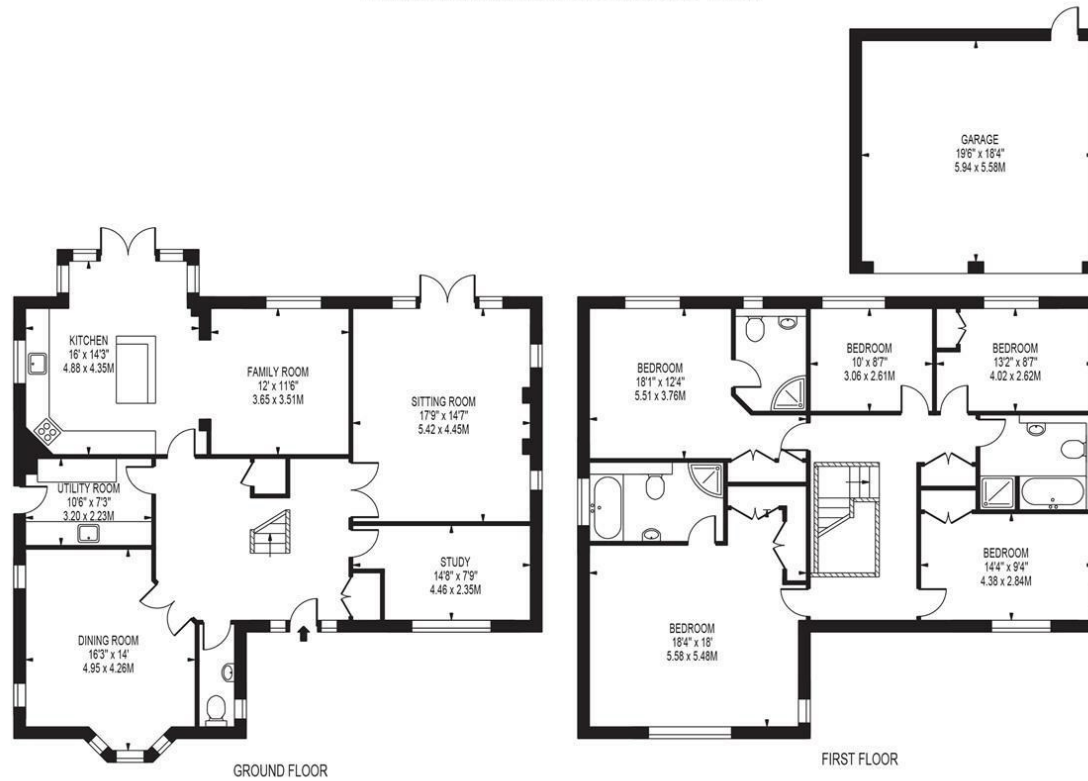


Kingswood village provides a selection of local amenities including a convenience store, post office, hair salon, beauticians, and the popular Kingswood Arms pub. Kingswood Station offers a regular commuter service into central London in approximately forty-five minutes. The area benefits from excellent educational options in close proximity such as Chinthurst, Aberdour, and Kingswood Primary, together with leading independent schools including Reigate Grammar, Micklefield, and Dunnottar located a short distance away in Reigate. Leisure pursuits are well catered for, with prominent golf courses including Kingswood Golf & Country Club, Walton Heath, and the RAC, along with numerous equestrian centres in Kingswood, Chipstead, Tadworth, and Walton-on-the-Hill. The nearby towns of Banstead and Reigate provide an extensive selection of shopping, dining, and supermarkets, while the M25 at Junction 8 delivers efficient access to the wider motorway network and both Gatwick and Heathrow airports.



**HYLANDS,
WATERHOUSE LANE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2533 SQ FT - 235.36 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 357 SQ FT - 33.15 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
174 plus)	A		80
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Least energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Hylands, Waterhouse Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate and Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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48 Walton Street, Walton on the Hill,
KT20 7RT