



 FINE &
COUNTRY

Burlington Lodge
Bears Den, Kingswood, Surrey KT20 6PL

Property at a glance

- Six bedroom Detached Family Home Measuring Circa 5300 Sq Ft
- Completely Refurbished & Remodelled
- Four Luxury Bath/Shower Rooms
- Three Reception Rooms & Open-Plan Kitchen/Family Room
- Set Within a 0.5 Acre West Facing Plot
- Study, Utility Room & Cloakroom
- Beautifully Landscaped Rear Garden With Garden Cabin
- Carriage Driveway, Double Garage With Store Room
- Located On The Kingswood Warren Estate
- Walking Distance To Kingswood Railway Station & Village

Setting

This fabulous family home is situated in Kingswood village, which provides a comprehensive parade of local shops including a convenience store/post office, Coughlans bakery, Londis, hairdressers, beauticians, restaurants 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.

£2,499,950 Freehold

Burlington Lodge

Nestled within a quiet cul de sac, on the highly desirable Kingswood Warren Estate, Burlington Lodge was built in the 1930's and has been totally refurbished and remodelled by the current vendor, to an exceptionally high standard. This detached six bedroom family home, is situated in a plot measuring approximately 0.5 acres.

Upon entering, the large reception hall provides access through to the main reception rooms. There is a large drawing room on one side with a woodburner and doors onto the garden. The kitchen/diner/family room is the heart of this home, with 6 metre bi-fold doors opening onto the terrace, which spans the width of the property. The kitchen is fitted with a shaker style units, with Silestone work tops and boasts Neff appliances, Fisher & Paykel Fridge/Freezer and 5 in 1 Quooker tap. The sitting room overlooks the front garden, which in turn leads into a well presented study. In addition, there is a downstairs cloakroom, coat cupboard and utility room. The whole of the ground floor is fitted with underfloor heating and is laid with white engineered oak flooring throughout.

With a solid oak staircase rising to the first floor, the stunning principal bedroom is double aspect with a vaulted ceiling, mezzanine area and skylights. The bedroom also boasts fitted wardrobes, designed and fitted by Heritage Wardrobes, a Juliette balcony, an ensuite with Lusso double sink unit and underfloor heating. There are two further double bedrooms with ensuite shower rooms, three further bedrooms serviced by a family bathroom, with bedroom six currently being used as a study.

The rear garden has been designed to a high standard and is contemporary in style and perfect for outside entertaining, with zoned seating and dining areas and a large lawn area. Accessed from the rear of the double garage is a useful storeroom and in addition a garden cabin. To the front of the property is a sweeping carriage driveway, large lawn, and dawn to dusk exterior lighting.



Bears Den, Kingswood, Tadworth, KT20

Approximate Area = 4530 sq ft / 420.8 sq m
 Limited Use Area(s) = 127 sq ft / 11.7 sq m
 Garage = 471 sq ft / 43.7 sq m
 Outbuilding = 161 sq ft / 14.9 sq m
 Total = 5289 sq ft / 491.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Fine & Country. REF: 1299962

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

 **FINE &
COUNTRY** Kingswood