

# Kennedys'

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1, Hemlock Close  
Kingswood  
KT20 6QW

An exceptional five-bedroom detached Prowings home, quietly positioned behind private gates on the south side of Kingswood, offering over 4,000 sq ft of beautifully designed, high-specification accommodation. Finished to an outstanding standard throughout and complemented by landscaped gardens with a bespoke outdoor kitchen, this is a home that truly exceeds expectations.

£1,500,000



5



3



2



5+



- Detached 5 bedroom family home
- Open-plan ground floor linking kitchen, lounge, dining & family areas
- Impressive master bedroom with dressing room and ensuite
- Outdoor kitchen and BBQ area
- Prime Kingswood location near schools, golf clubs & London links
- Over 4000 sq ft of versatile accommodation behind private gates
- Statement cinema room
- Four further generous bedrooms
- Large driveway and double garage
- Appointment only viewings







# PROPERTY DESCRIPTION

We are fortunate to be instructed on a range of different property types, sizes, and of course price points, and whichever of the aforementioned might be, I generally have a pretty good idea of what I'm going to see as I park up and prepare to meet the client and be shown the home for the first time. However now and again, I get blind sided, caught a little off guard if you like, and that is exactly what happened when I went to see this classic 5 bedroom detached Prowtings home, situated at the end of a quiet residential backwater on the south side of Kingswood.

As you will see from the excellent photography, this is no ordinary home of around 35 years of age, and the clues start before you get on to the drive, as the sliding gate opens and the expansive brick paved drive and forecourt await you, together with attached double garage. And the surprises are seemingly endless from thereon in, starting of course with the entrance hall, which gives a respectful nod to the original design and yet with peaks of what's to come. I have rarely seen such an expanse of ground floor living space, connecting together the kitchen, lounge, family and dining areas, whilst there is also a cloakroom, study, utility room, and cinema room (you'll need to discuss what stays in this room).

To the first floor, this often can be disappointing in comparison, but I had need not worried, as the owner takes me to the primary suite, which I reckoned must have taken almost half of the first floor, including a new section, and incorporates a full size and fully fitted adjoining dressing room, luxury en-suite with bath and shower, and an imperial size bedroom area, whilst the remainder of the floor is taken up by 4 additional bedrooms and an impressive and large luxury family wet room.















# PROPERTY DESCRIPTION

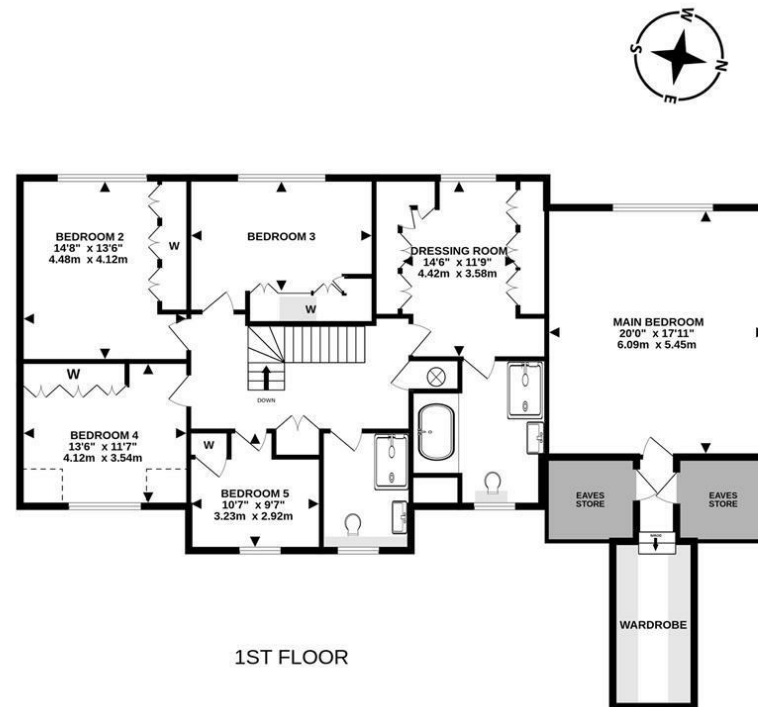
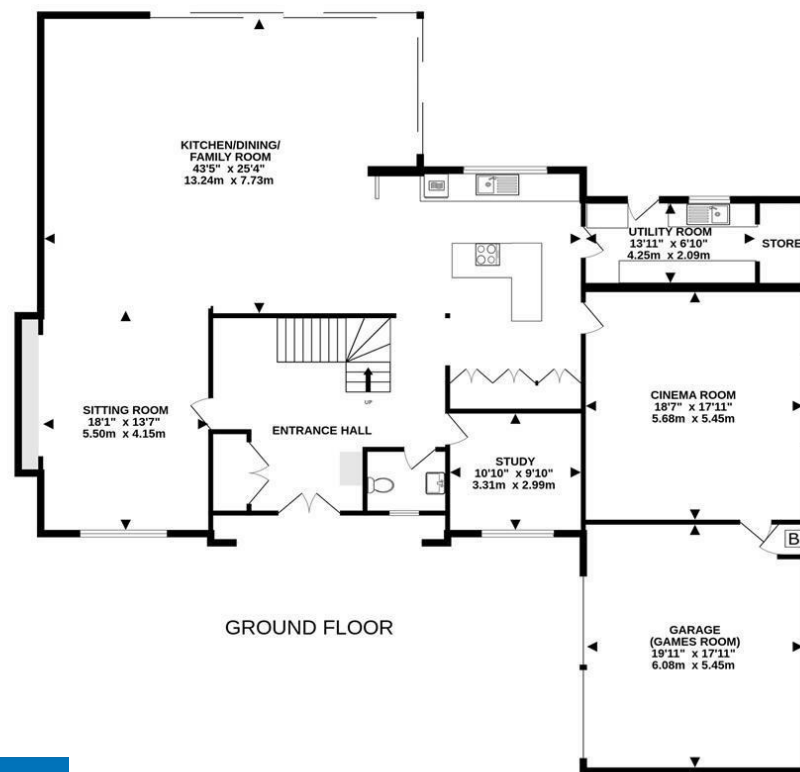
Offering over 4000 sq ft of high end, beautifully designed and executed family living, this is a home that exceeds all expectations and sets new heights within its sector. We will let the photography do most of the talking, but as you will see, some of the many features include porcelain tiled flooring, modern lighting (available subject to negotiation), high end kitchen and bathrooms, partial underfloor heating, radiators and double glazed windows, air conditioning in the sitting room, master bedroom and 2 other bedrooms upstairs, all whilst being beautifully and stylishly presented throughout.

The outside areas are always important to most home owners and certainly families, and this home ticks all those boxes. With the large forecourt area to the front and sliding gate providing added security and privacy, whilst to the rear is a recently added terrace area with bespoke outdoor kitchen area, and plenty of formal lawn and garden space to entertain in.

Kingswood offers an excellent selection of local amenities including a village store, beauty salon, pet shop, travel agency, traditional barbers, and the popular The Kingswood Arms public house and eatery. The village is also home to two well-regarded golf courses. For commuters, the mainline station provides regular services into London Victoria and London Bridge, while the M25 is easily accessed via Junctions 8 and 9. The area is well served by both state and independent schools, including Tadworth Primary School, The Beacon, Aberdour School, Chinthurst School and Reigate Grammar School. Nearby villages such as Tadworth, Walton on the Hill and Banstead provide further shopping, leisure and dining options, while larger towns including Reigate, Epsom and Sutton are all within easy reach.

For further information or to arrange a private viewing please contact a member of our sales team.





TOTAL FLOOR AREA : 4127 sq.ft. (383.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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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 & Banstead  
TAX BAND: G

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