Kennedys'

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Tudor House, Chipstead Lane
Lower Kingswood
KT20 6RH

Situated in a rural setting between the edges of Kingswood and Chipstead, set back from the road via a sweeping driveway, this beautiful 1930's detached 4/5 bedroom property of some 3034 sq ft has been extended and fully refurbished throughout by its current owners in the last six years providing a wealth of living accommodation over three floors.

£1,295,000

5 6

3 6



- Five bedroom detached family home
- Guest accommodation with shower room & kitchenette
- Family room, garden/dining room and sitting room
- Overlooking fields and woodlands
- Fully fitted kitchen/dining room
- Main bedroom with terraces to front and rear
- Sweeping driveway with parking for several cars
- *Viewings by appointment*


HOTEL BONAPARTE







PROPERTY DESCRIPTION

The entrance hallway with under stairs cupboard leads to a formal lounge with feature gas fireplace and limestone surround opening to garden/dining room with French doors opening onto the rear patio and beautiful views to the fields at the front. Off the hallway is a home office/study with beautiful views to the front and feature open fireplace with limestone surround and to the rear a spacious family room with French doors opening to the rear garden. Through the family room a hallway leads to a utility room with a wealth of floor to ceiling storage cupboards and space for a washing machine and tumble dryer and access to the rear garden, guest living room with high gloss kitchen, granite work tops, integrated fridge/freezer, under counter sink and double oven, shower room and guest bedroom overlooking the rear garden.

Downstairs is a beautiful kitchen/dining room with bifold doors and stunning views to the front garden and fields beyond. The high gloss kitchen with wood effect laminate work tops and matching splash backs and central island enjoys a wealth of storage, NEFF oven, NEFF microwave, NEFF induction hob, Mele extractor fan, stainless sink, integrated fridge/freezer and NEFF dishwasher and CDA wine fridge. Upstairs are four double bedrooms, the principal with French doors to front and back roof terraces and fully tiled en-suite bathroom to include freestanding pebble bath, waterfall shower and double vanity sinks and fully tiled family bathroom with freestanding pebble bath, waterfall shower and vanity sink.

The rear garden is perfect for entertaining enjoying a variety of terraces and patios, small pond, garden studio with sun deck, garden store, vegetable patch and an expanse of lawn with a selection of mature trees and shrubs. The studio would be ideal for a home business as it benefits from independent access to the front garden ensuring visitors do not disrupt the family home. To the rear of the garden a gate opens to the woodland, perfect for afternoon strolls and dog walking. The front garden with off street parking for several cars, extensive driveway and electric gate is well set back from the road.

Some of the many features at Tudor House include gas fired heating by radiators, engineered walnut wooden flooring, UPVC double glazed wooden windows and doors, plantation shutters and blinds. The property is beautifully and stylishly presented throughout having been renovated over the last six years.



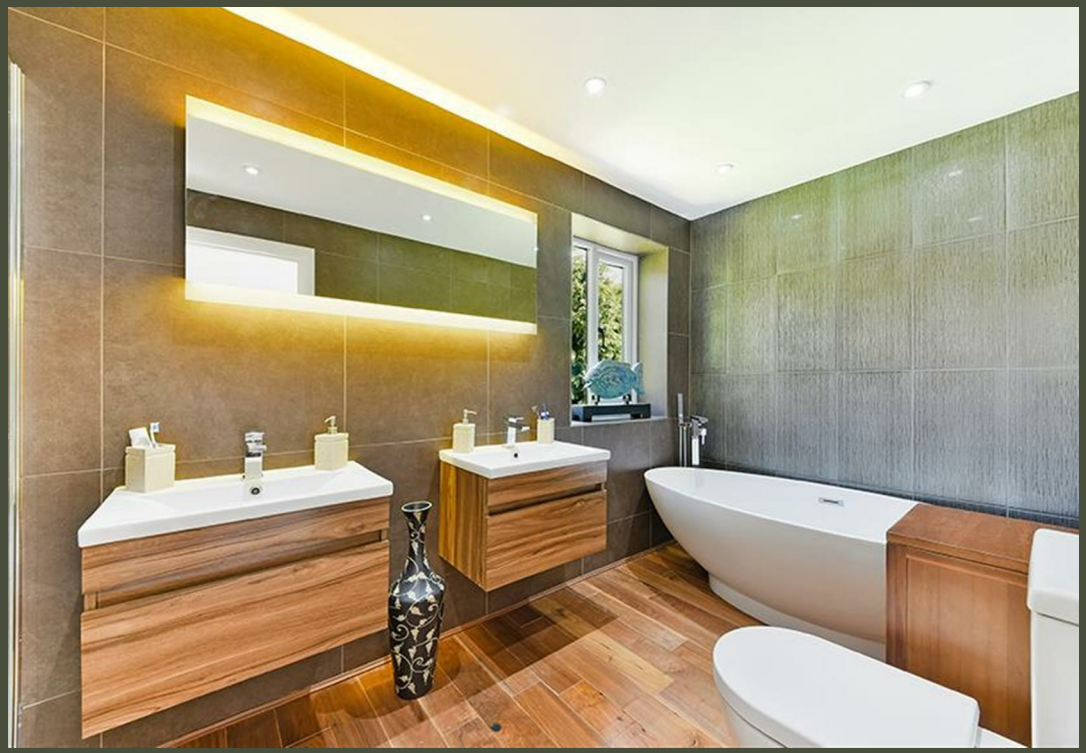






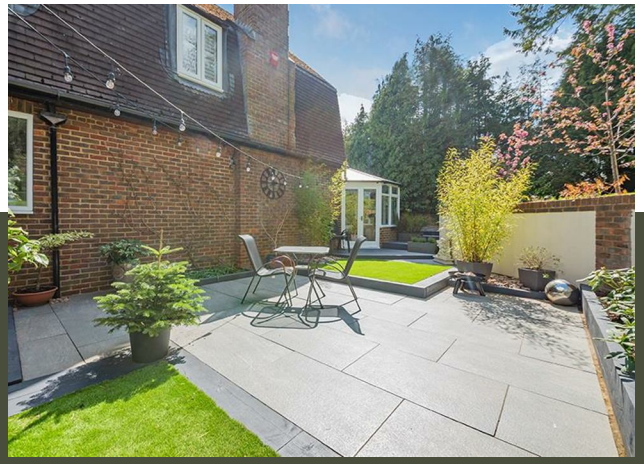


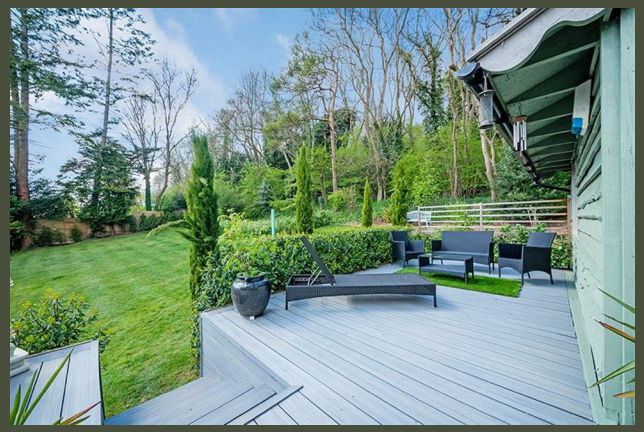










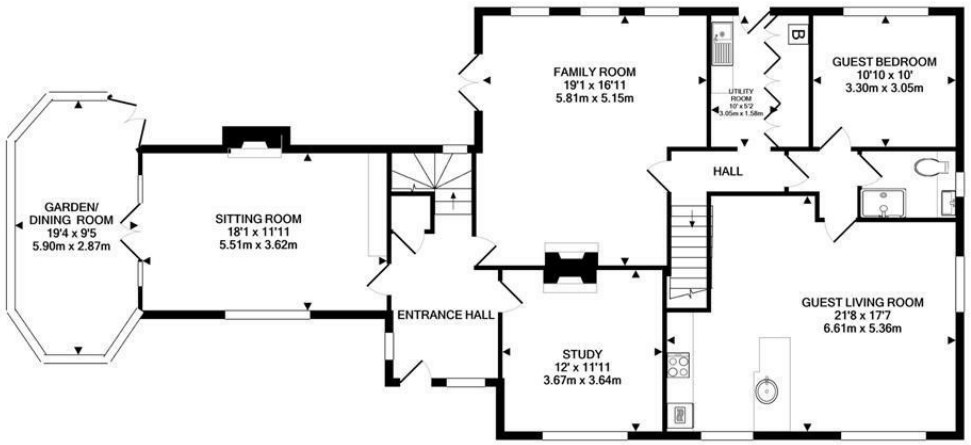




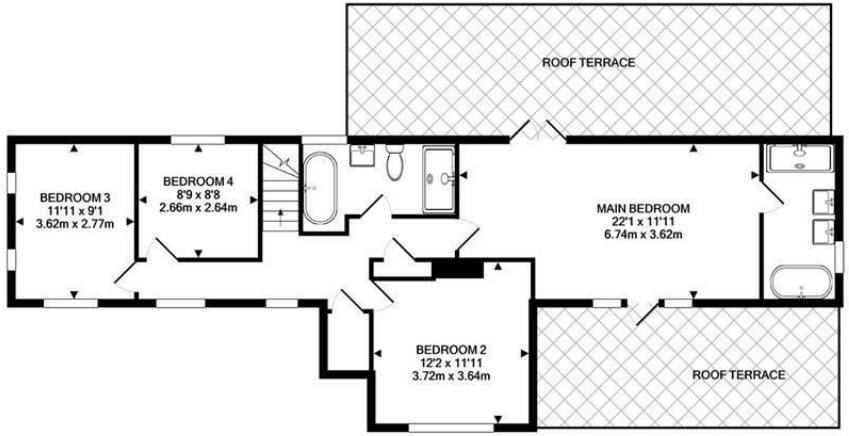
LOCATION

The villages of Kingswood, Chipstead and Tadworth are all within easy access and the M25 motorway (Junction 8) is within approximately a mile, which in turn gives access to both Gatwick and Heathrow Airports. There are a variety of schools within the area including the nearby Kingswood Primary School, Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priory, St Andrews as well as Epsom College, St Johns and City of London Freemen's. Nearby Tadworth provides restaurants, public houses, bakery, fishmonger, award winning gift shop, coffee shop, travel agents, market store, and train station into London Victoria and London Bridge. Recreational facilities are found at Tadworth Leisure Center, Kingswood Golf Club and Surrey Downs Golf Club. Additional shopping and recreational facilities are available in the larger towns of Reigate, Epsom and Dorking.

Council tax bands: Tudor House E, annexe at Tudor House A



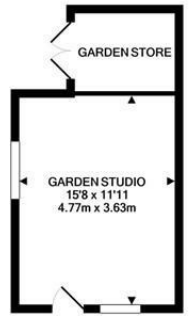
GROUND FLOOR
APPROX. FLOOR
AREA 1568 SQ.FT.
(145.7 SQ.M.)



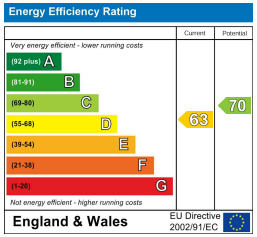
1ST FLOOR
APPROX. FLOOR
AREA 834 SQ.FT.
(77.5 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 3034 SQ.FT. (281.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tudor House, Chipstead 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: D
COUNCIL: Reigate and Banstead
TAX BAND: E

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