FINE & COUNTRY

Timbers

Forest Drive, Kingswood, Surrey KT20 6LN

Property at a glance

- Attractive Four Bedroom Detached Family Home
- Three Modern Bath/Shower Rooms
- Stylish & Contemporary Kitchen/Diner/Living Room
- Sitting Room & Family Room
- Utility Room, Boot Room & Downstairs Cloakroom
- Large Terrace Ideal For Al Fresco Dining
- Flat Rear South Facing Garden
- Sweeping Front Driveway With Parking For Several Cars
- Walking Distance To Kingswood Village & Railway Station
- Close Proximity To Both State & Independent Schools

Setting

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

£1,395,000 Freehold

Timbers

Timbers is an attractive tile hung four bedroom detached family home, occupying a private plot of almost half an acre and conveniently located within walking distance of Kingswood Village and the railway station.

The accommodation is arranged around a spacious entrance hall with a central staircase and underfloor heating, leading through to a stunning contemporary kitchen/dining/family room. Designed for modern living, this impressive space features french doors opening onto a large terrace and enjoys views across the flat, south facing rear garden and underfloor heating. The kitchen is beautifully appointed with a comprehensive range of fitted wall and base units and flows seamlessly into a generous boot room and utility room, which provides internal access to the garage.

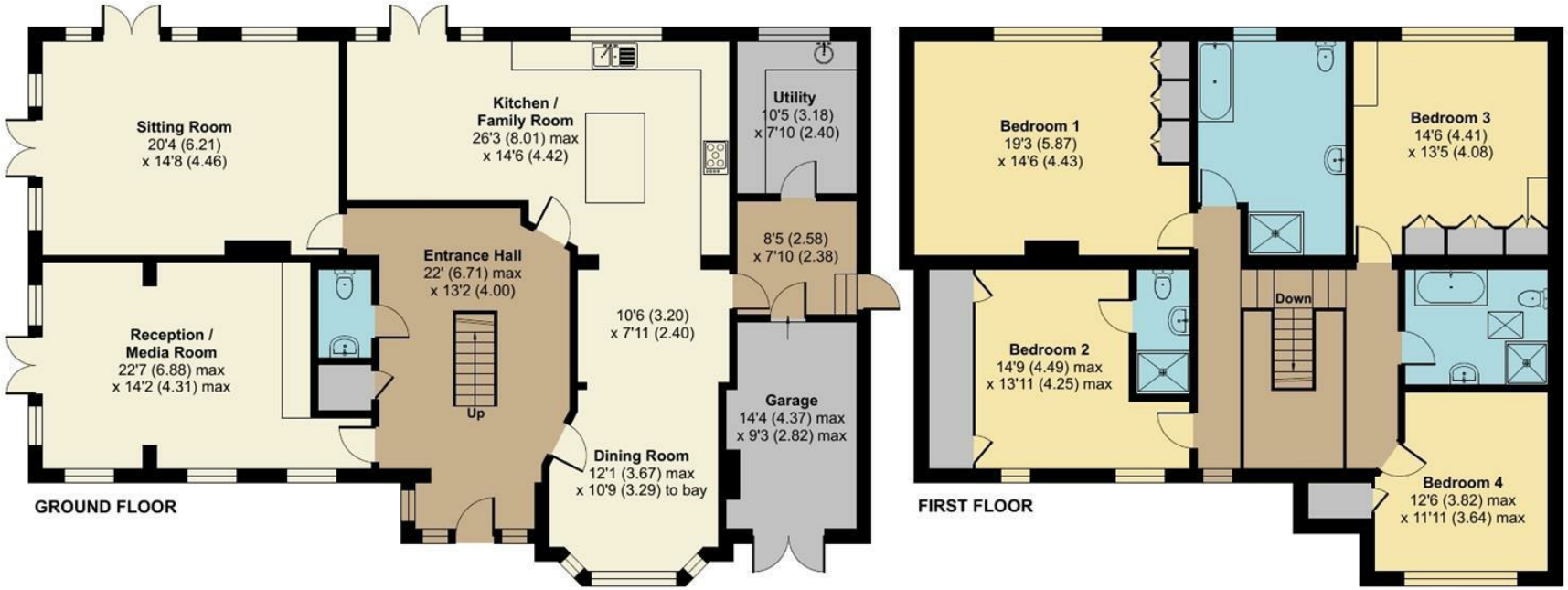
Further ground floor accommodation includes a sitting room with patio doors to the rear garden, a further separate reception room, currently utilised as a media room, complete with bespoke fitted cabinetry and shelving, together with a downstairs cloakroom.

On the first floor, the property offers a superb principal bedroom, three further well proportioned bedrooms, all with fitted wardrobes/cupboards an ensuite shower room serving one of the bedrooms, two spacious family bathrooms fitted with both a bath and separate shower.

Outside, the large rear terrace provides an ideal setting for entertaining and family enjoyment, with steps leading down to an expansive lawn bordered by mature trees and established shrubs, creating a high degree of privacy. To the front, a sweeping driveway offers parking for several vehicles and is complemented by attractive landscaped gardens.

Forest Drive, Kingswood, KT20

Approximate Area = 3011 sq ft / 279.7 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 3135 sq ft / 291.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Fine & Country. REF: 1472056

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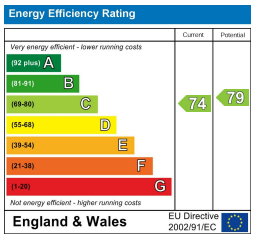
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be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



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