



The Secret Garden Waterhouse Lane, Kingswood, Surrey KT20 6HU £7,950 PCM

Approached via a sweeping carriage driveway and set within a gated, secluded plot, this magnificent detached seven-bedroom home offers approximately 7,000 sq ft of luxurious accommodation, perfectly combining elegance, space, and modern family living.

Upon entering the property, the reception hall sets the tone, with flagstone flooring and underfloor heating extending throughout. Double doors open into the impressive kitchen/breakfast room, fitted with a traditional country-style kitchen, granite work surfaces, and integrated appliances. This flows seamlessly into the spacious family room and through to the dining area, which features bi-fold doors opening onto the rear terrace and gardens. The ground floor further comprises a formal drawing room, a large games room, a soundproofed cinema room, a utility room, a cloakroom, and internal access to the integral double garage.

The first floor features a superb principal bedroom suite with an en-suite bathroom, French doors leading onto a private balcony, and stairs rising to a dressing room. There are four additional double bedrooms, all with fitted wardrobes; two benefit from en-suite bath/shower rooms, while the remaining rooms are served by a well-appointed family bathroom. The top floor provides two further double bedrooms, each with en-suite bath/shower rooms, as well as ample eaves storage.

Terms

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS (Tenant Deposit Scheme). Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.



Denotes restricted
head height

Waterhouse Lane, Kingswood, Tadworth, KT20

Approximate Area = 6095 sq ft / 566.2 sq m

Limited Use Area(s) = 862 sq ft / 80 sq m

Garage = 381 sq ft / 35.3 sq m

Total = 7338 sq ft / 681.5 sq m

For identification only - Not to scale



SECOND FLOOR 1 / 2



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fine & Country. REF: 1373462

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	