

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Ruffett Wood  
House, Cedar Walk  
Kingswood  
KT20 6HW

We are delighted to offer a rare opportunity to purchase this very attractive five bedroom detached home, set on a large plot within a small, quiet cul de sac on the edge of Kingswood village and close to open fields.

£1,800,000



- Beautifully presented 5 bed home
- Generous kitchen diner with doors to garden
- Attached garage
- Main bedroom and two further ensuite
- Private road location in Kingswood
- Viewing by appointment only







# PROPERTY DESCRIPTION

You would think that it can't be that hard to find a modern, 5/6 bedroom detached family home, on a good plot, in a quiet cul de sac, close to fields yet within easy walk to a village and mainline station; but if you have tried recently, you will have realised how difficult it is. However, we are delighted to bring this elegant yet substantial home to the market, offering close to 3800 sq ft of living accommodation, owned by the current owners for some 20 years, during which time they have continued to invest, creating a home that today reflects modern living styles and standards to the highest level. To the ground floor the layout includes a spacious hallway with turned staircase, cloakroom, study, sitting room, dining room, an impressive open plan kitchen/breakfast room area with hand built and painted Shaker style kitchen, scullery area, and utility room. To the first floor are 5 bedrooms, including the main bedroom with fitted wardrobes and en-suite, two further bedroom suites, and two bedrooms served by a luxury family bathroom. To the second floor is a large "L" shaped games room or/and home office space, ideal for teenagers or just when you need that extra space. This is a home with a high specification throughout, including quality tiled flooring, hand crafted kitchen, luxury bathrooms, downlighting, double glazing, gas fired heating by radiators, and more besides, not to mention being beautifully presented throughout.

To the outside the property is approached by a private brick paved driveway and forecourt that provides ample private and visitors parking and access to the double garage. To the rear, the beautifully tended garden is mainly laid to lawn, with terracing for outdoor entertaining, and established borders, whilst enjoying a westerly aspect.











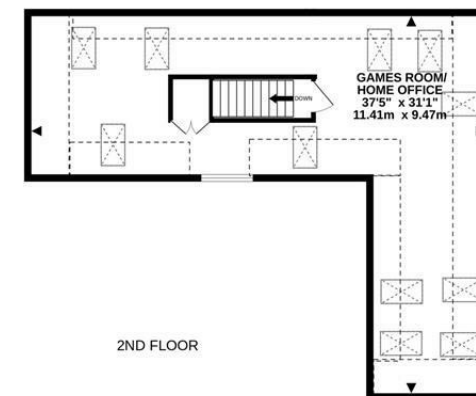
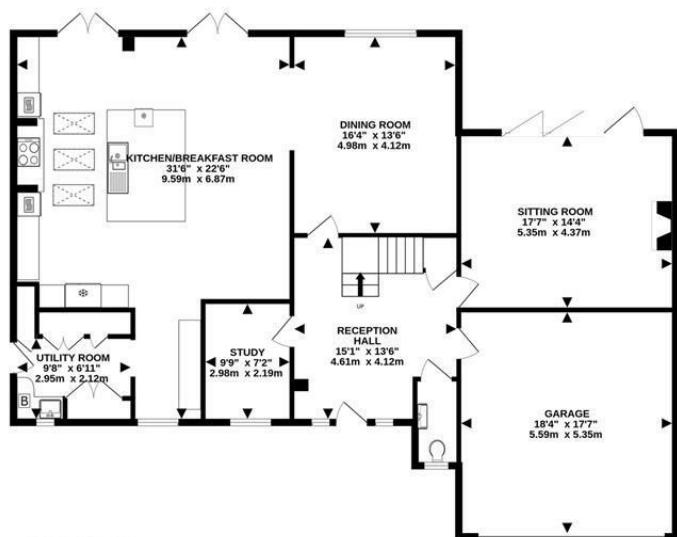




# PROPERTY DESCRIPTION

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as Londis store, newsagent, Coughlans bakery, beauty salon, Indian restaurant and Kingswood Arms pub. There are two local golf courses to choose from, in Surrey Downs and Kingswood Golf and Country Club, and the local Kingswood tennis club, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead, Walton on the Hill and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airport, and Kingswood Mainline station provides a regular service to London Bridge, or other London Stations via Purley and East Croydon.

If you have any further questions about this beautiful home, or would like to book a viewing to see it for yourself, please don't hesitate to call our team on 01737 817 718.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(84 plus) <b>A</b>	
(81-83) <b>B</b>	81
(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	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 3773 sq.ft. (350.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

# Ruffett Wood House,

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: B

COUNCIL: Reigate & Banstead

TAX BAND: H

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT