



 FINE &  
COUNTRY

*Breckenridge*  
Warren Drive, Kingswood, Surrey KT20 6PZ

## Property at a glance

- A Contemporary Home Offering 6884 ft of accommodation
- Principal Bedroom Suite With Terrace, En Suite Bathroom & Dressing Room
- Four Further Double Bedrooms All With En Suite Bath/Shower Rooms
- Fabulous Open Plan Kitchen/Sitting/Dining Room
- Utility Room & Boot Room With Dog Shower
- Well Appointed Study & Cloakroom
- Generous Sized Gymnasium With Shower, Sauna & Steam Room
- Fitted Wine Cellar, State Of The Art Cinema Room & Bar
- Games Room/Occasional Bedroom
- No Onward Chain

## Setting

The property is situated on Warren Drive, in the heart of Kingswood village 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.

**£2,600,000 Freehold**

# Breckenridge

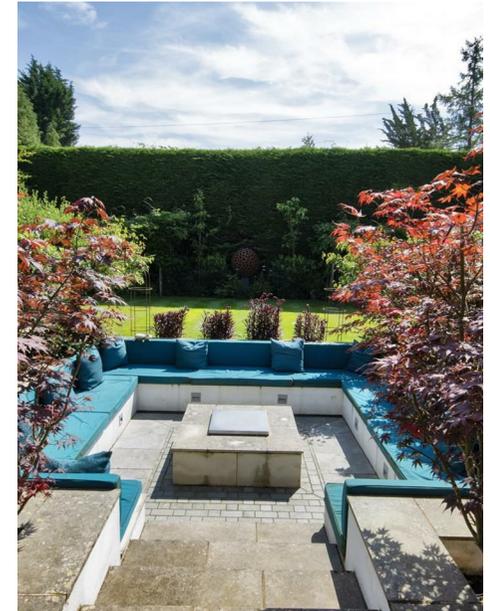
Breckenridge was sold from new, by Fine & Country Kingswood to the current owners who are now selling with no onward chain. It is an exquisite luxurious home situated in a gated plot measuring approximately 0.4 acre with beautifully landscaped grounds, built by the renowned luxury house builder Whiteoaks Developments.

Substantial and impressive with five bedrooms, three dressing rooms, five luxurious bath/shower rooms, balcony to the principle bedroom, superb open-plan kitchen/dining/drawing room with bi-folding doors leading to the rear sun terrace, a study to the front aspect, a utility room leading to the boot room with a dog washing station. To the basement is a fabulous cinema room with bar, a wine store, gymnasium with shower facilities, sauna, steam room and games room.

Outside the front and rear gardens have been beautifully landscaped, to the rear there is a covered seating area, ideal for al fresco dining, a sunken seating area with a firepit and to the front is a large, gated driveway with access to the integral double garage with tiled flooring.

The house offers internal accommodation of approximately 6884 square feet and is set on a premier private road, considered to be one of the best roads on the Kingswood Warren Estate.

Please Note: AI generated video for illustrative purposes only.



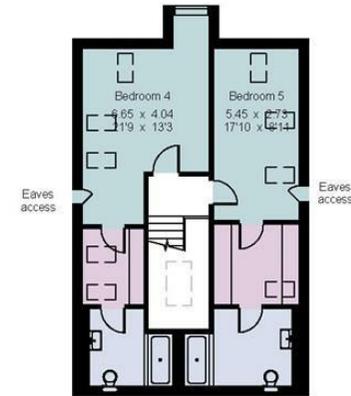
**Breckenridge, Kingswood**

**Gross internal area (approx)** 639.6 sq m/ 6884 sq ft

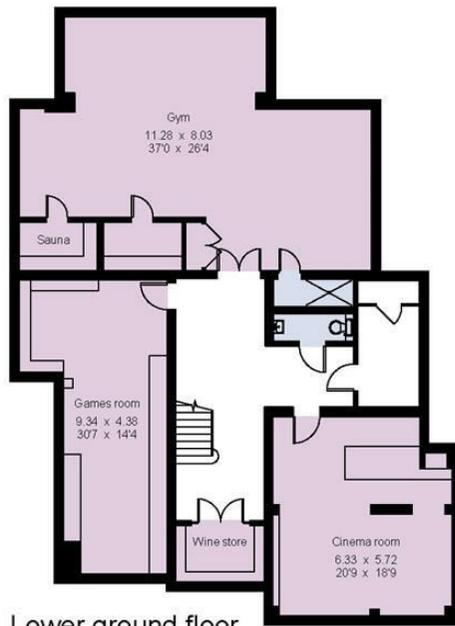
**Garage** 35.4 sq m/ 381 sq ft

**Total** 675.0 sq m/ 7265 sq ft

For identification only - Not to scale  
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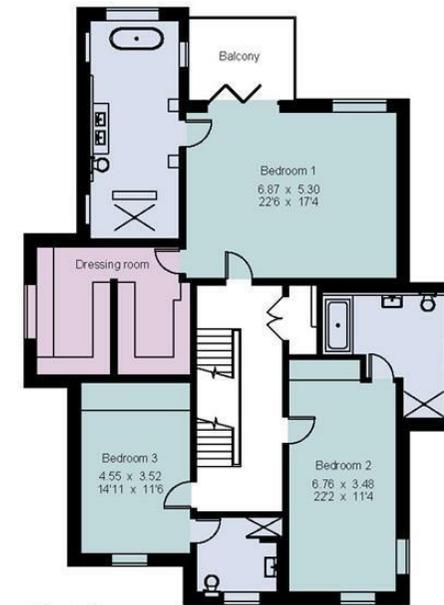
Second floor



Lower ground floor



Ground floor



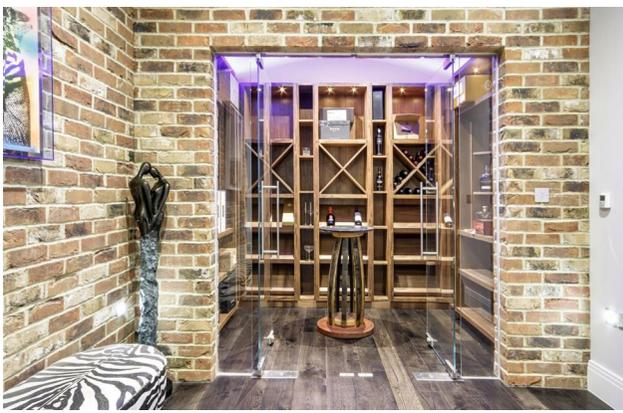
First floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	85
(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	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
 Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
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