



 FINE &
COUNTRY

Woodside

Bears Den, Kingswood, Surrey KT20 6PL

Description

Set within the prestigious and highly sought after Kingswood Warren Estate, this rare opportunity offers the chance to acquire a substantial 0.4-acre plot with planning consent granted for the construction of an impressive new detached residence.

Occupying a prime position within this exclusive private close, the site benefits from an outstanding 100 foot frontage, creating a commanding street presence and excellent scope for a landmark family home.

Despite its tranquil and secluded setting, the property is conveniently located within a short walk of Kingswood Village, offering an excellent selection of local amenities, together with Kingswood Railway Station, providing direct services into London.

A unique opportunity to create a bespoke luxury residence in one of Surrey's most desirable residential areas. The valuable plot comes with the advantage of two planning consents, one with an additional basement floor. Full details can be inspected online at <https://planning.reigate-banstead.gov.uk/online-applications/>

Application 25/00090/F - 5 bedroom replacement house with basement - 6,177 sq ft/573.9 sq m

Application 25/02044/F - 5 bedroom replacement house - 4,209 sq ft/391 sq m

£1,250,000



- 0.4 Acre Plot For Sale To Build New Luxury Detached Property
- THE LUXURY NEW HOME COULD COMPRISE OF THE FOLLOWING ACCOMMODATION:
- 5 Bedroom Suites - Principal & Second Bedroom With Dressing Rooms
- Kitchen/Dining/Living Room
- Drawing Room
- Reception Hall, Cloakroom & Utility Room
- Optional Basement Floor - Cinema, Gym & Media Room
- Double Garage With 100' Frontage With Drineway Parking
- South East Facing Garden Measuring circa 150' x 75'
- Walking Distance Of Kingswood Village & Railway Station

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scale verifio
This drawing

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