

Kennedys'

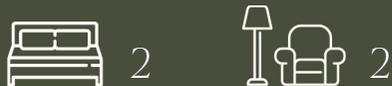
01737 817718

kennedys-ipa.co.uk
@kennedysipa

Flat 6 Long
Orchards, Copthill Lane
Kingswood
KT20 6HN

Set to the rear of the development, this beautifully presented two-bedroom apartment offers peace, privacy, and attractive views across the communal gardens. Featuring a generous sitting room with balcony access, a spacious kitchen/breakfast room, two double bedrooms, and two bathrooms, it combines style with practicality. All within easy reach of Kingswood Village, mainline station, and excellent local amenities.

£525,000



- Two bedroom 1st floor Rear facing apartment
- Main bedroom with en-suite
- Balcony overlooking the communal gardens
- Around 1 acre of communal grounds
- Allocated car port
- *No onward chain!*



PROPERTY DESCRIPTION

We are delighted to offer to the market this well-presented two-bedroom first floor apartment. The apartment is set to the rear of the development, offering a sense of peace and privacy with attractive views across the communal gardens. Designed with generous proportions throughout, the property combines practicality with elegance and is ideal for those seeking a stylish and comfortable home.

Entering into the apartment, you are greeted by a welcoming entrance hall with ample storage, including fitted storage cupboards and a separate laundry cupboard. The sitting room is a standout feature, an impressive space measuring over 23ft in length. With its bay-style window and direct access to the private balcony, it provides the perfect setting for both relaxation and entertaining while enjoying views of the landscaped communal gardens. The kitchen/breakfast room is equally spacious, offering a well-planned layout with a range of fitted units, integrated appliances, and room for a dining table—making it ideal for casual dining and everyday living.

The apartment boasts two well-appointed double bedrooms. The main bedroom is particularly impressive, featuring fitted wardrobes, an en suite, and direct access to the balcony, creating a bright, airy retreat with a seamless indoor-outdoor feel. The second bedroom is also a generous double with fitted storage, perfect for use as a guest room, home office, or versatile living space, and is served by a stylish family bathroom.

Externally, the property benefits from a carport and private store, adding both practicality and security. This apartment offers an abundance of space, natural light, and access to outdoor living, all within a desirable setting overlooking the communal gardens. It presents an excellent opportunity for those looking for a home that balances modern comfort with a tranquil setting.

The apartment enjoys a prime position close to the heart of Kingswood Village, a highly









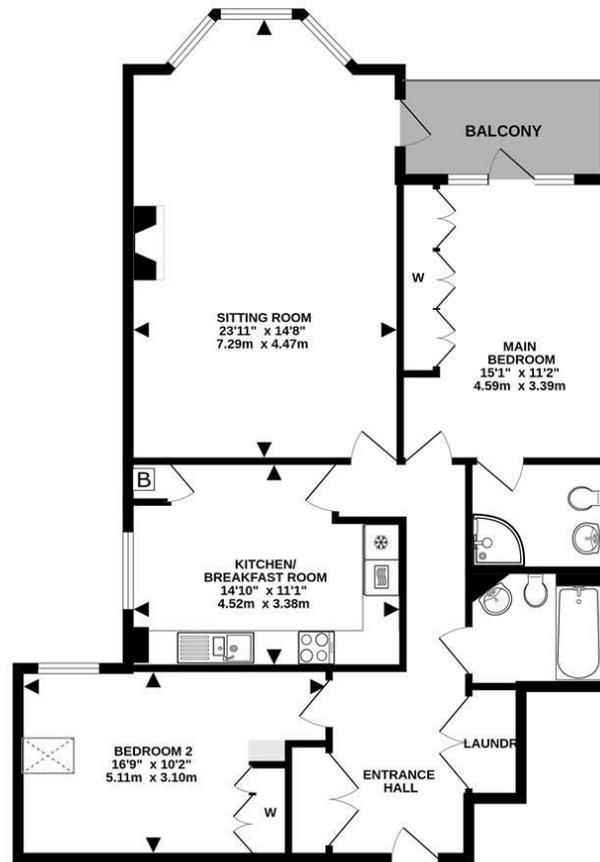
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regarded residential area that offers a comprehensive selection of day-to-day facilities, including boutique retailers, cafés, and dining options. Kingswood Station provides regular services to London Bridge and Victoria in approximately 45 minutes, while Junction 8 of the M25 is just 1.7 miles away, offering excellent connectivity to the wider motorway network.

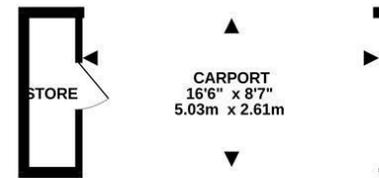
Both Gatwick and Heathrow airports are within easy reach, making this an ideal location for regular travellers. The surrounding area also offers a wealth of leisure options, with four prestigious golf courses nearby – Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Club. Equestrian enthusiasts will appreciate the local riding schools and stabling facilities, and the scenic Surrey countryside offers further opportunities for walking, cycling, and outdoor pursuits. This apartment presents an excellent opportunity to secure a comfortable and well-positioned home with a balance of lifestyle, convenience, and privacy.

For more information or to arrange a viewing, please contact Andy Kennedy or a member of our sales team on 01737 817718.

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'A' and ending with a long, sweeping tail.



FIRST FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



CARPORT
168 sq.ft. (15.6 sq.m.) approx.

TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Mid energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TENURE: Leasehold - Share of Freehold
EPC RATING: B
COUNCIL: Reigate and Banstead
TAX BAND: F

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.



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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

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