



 FINE &
COUNTRY

Glade Lodge

The Glade, Kingswood, Surrey KT20 6LL

Property at a glance

- 1920's Detached Property With Period Features Throughout
- 0.74 Acre Plot
- Six Bedroom Property With No Ongoing Chain
- Hand Made Kitchen
- Bespoke Conservatory
- Neville Johnson Fitted Study
- Five Well Appointed Bathrooms
- Indoor Swimming Pool
- Mature Gardens With Tennis Court
- Walking Distance to Kingswood Station & Village

Setting

This superb family home is situated within a desirable location in Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Coughlans bakery, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Reigate Grammar, Epsom College and St. John's.

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.

OIEO £2,500,000 Freehold

Glade Lodge

Set within beautifully landscaped south-facing grounds of approximately 0.7 acres, Glade Lodge is a distinguished 1920's residence combining period charm with modern family living. Nestled in one of Kingswood's most sought after addresses and approached via a sweeping carriage driveway, this exceptional home offers privacy, space, and timeless style across three floors.

A welcoming reception hall with Karndean flooring leads to a handmade shaker-style kitchen, opening into a bespoke conservatory and adjoining utility room. The elegant drawing room features a charming fireplace and views over the gardens, complemented by a comfortable family/TV room. In addition to the well-appointed ground floor, the property boasts a cloakroom, wine store, and a dedicated pool suite. The pool complex features an impressive swimming pool, gym area, changing facilities, shower & WC, and a plant room; perfect for year-round fitness and relaxation.

To the first floor is a south-facing principal suite which features a luxurious ensuite bath/shower room and a walk-in dressing room. There is also a double bedroom with an ensuite bath/shower room and fitted wardrobes, plus three further bedrooms served by a family shower room. A fully fitted Neville Johnson study provides an ideal work-from-home space.

To the second floor is a spacious double bedroom includes fitted wardrobes, an ensuite bath/shower room, and access to the loft, which offers additional storage.

The landscaped gardens are designed for privacy and year-round enjoyment. A broad rear terrace spans the width of the house, overlooking a sweeping lawn leading to a newly resurfaced tennis court. The front aspect is equally impressive, with a mature setting, in-and-out driveway providing ample parking, and a detached double garage.

Glade Lodge offers an outstanding opportunity to acquire a home of character and quality in a premier Kingswood location. This is not just a family home, it offers a lifestyle for all the family.



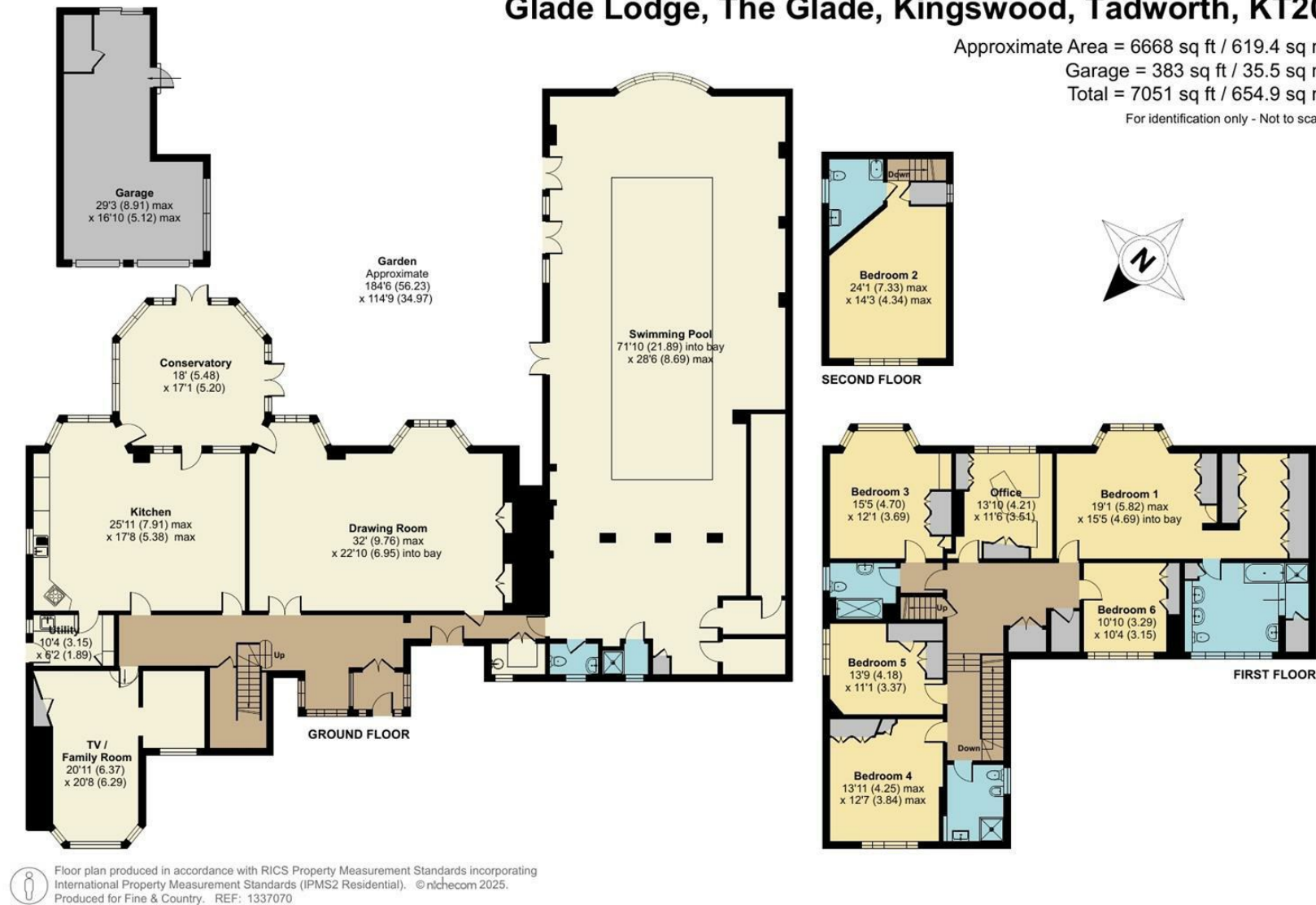
Glade Lodge, The Glade, Kingswood, Tadworth, KT20

Approximate Area = 6668 sq ft / 619.4 sq m

Garage = 383 sq ft / 35.5 sq m

Total = 7051 sq ft / 654.9 sq m

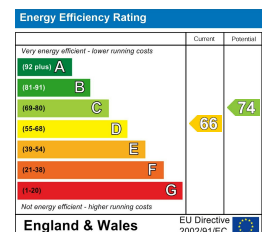
For identification only - Not to scale

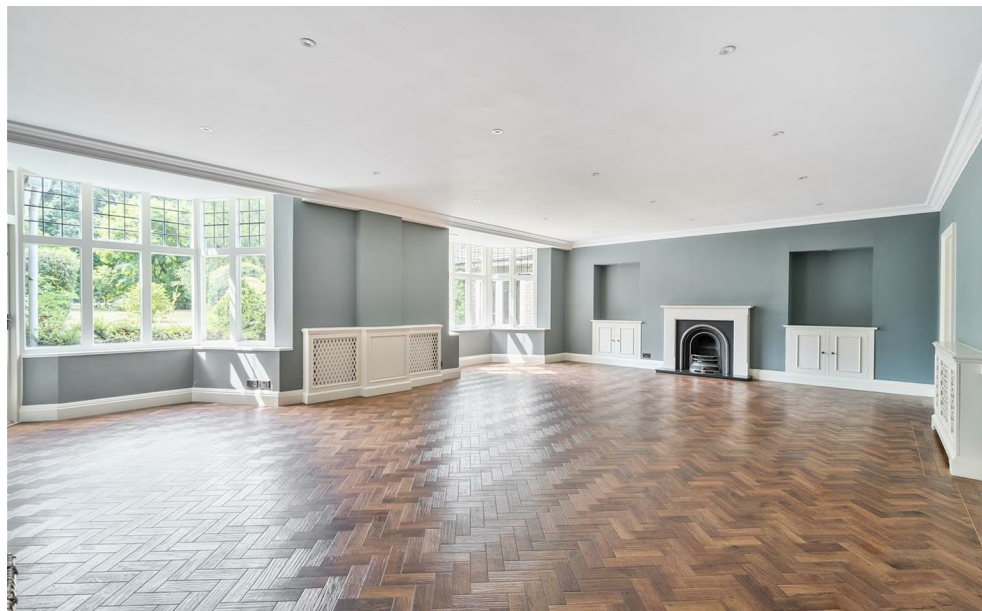


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.





Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

 **FINE & COUNTRY** Kingswood