

FINE & COUNTRY

Harbour Lights

Beech Drive, Kingswood, Surrey KT20 6PP

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Property at a glance

- Five/Six Bedroom Detached Property Offering Circa 4836 Square Feet Of Accommodation
- Five Bedrooms All With Luxury Ensuite Bath/Shower Rooms
- Open Plan Kitchen/Dining/Family Room With Hand Painted Solid Wood Kitchen
- 31' Drawing Room & 19' Dining Room
- Fitted Study, Utility Room & Two Downstairs Cloakrooms
- Upstairs Galleried Seating Area
- Guest Suite, Bedroom Five, Sitting Room/Bedroom Six & Ensuite Shower Room
- Attractive Roof Terrace Off Principal Bedroom
- Stunning Well Stocked Gardens With Feature Pond
- Walking Distance To Kingswood Village & Railway Station

Setting

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, hairdressers, beauticians, an Indian restaurant 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.

£2,500,000 Freehold

Set within an elevated plot of approximately 0.75 acres on the prestigious Kingswood Warren Estate, this handsome tile-hung detached family residence offers beautifully presented accommodation, and exceptional gardens.

A welcoming reception hall creates an immediate impression, centred around a striking oak staircase that reflects the quality and character found throughout the home. The ground floor is comprised of a well appointed study, cloakroom, elegant 31'foot drawing room, and a formal dining room which enjoys delightful views across the gardens.

The heart of the home is an impressive open-plan kitchen/family/dining room, featuring a handcrafted painted wood kitchen and French doors opening directly onto the terrace and gardens beyond. Adjoining the kitchen are a utility room and rear lobby with external access and a secondary staircase leads to a guest suite comprising of a fifth bedroom, sitting room/bed 6 and shower room, ideal for guests or extended family.

On the first floor, the principal suite offers a luxurious retreat with a dressing room and a contemporary ensuite shower room. Three further bedroom suites each benefitting from dressing areas and ensuite facilities. A charming hidden door from bedroom two leads to a galleried reading nook, adding a unique feature.

The rear garden is one of the property's standout features. A broad terrace spans the width of the house, providing an exceptional setting for outdoor dining and entertaining. Steps lead to extensive lawns bordered by mature, well stocked planting, while a feature pond and bridge with a secluded seating area. The gardens also benefit from two sheds and a Rain Bird irrigation system, ensuring year-round ease of of maintenance.

To the front, a sweeping driveway provides ample parking for multiple vehicles and leads to a double garage, all framed by attractive, mature landscaping.

This family home combines generous accommodation, elegant presentation and beautifully landscaped grounds.





Harbour Lights, Beech Drive, Kingswood, Kingswood, KT20

Approximate Area = 4398 sq ft / 408.5 sq m (excludes voids & gallery seating area)
Garage = 438 sq ft / 40.6 sq m
Total = 4836 sq ft / 449.1 sq m
For identification only - Not to scale



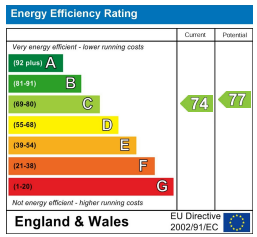
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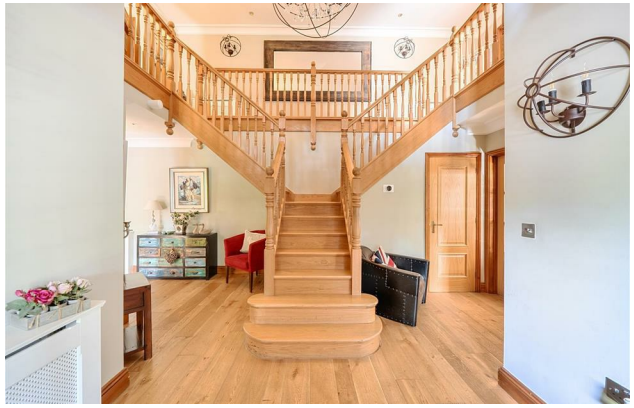
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For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.



















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