

FINE & COUNTRY

# *Plot 18 Kingswood Mews*

Waterhouse Lane, Kingswood, Surrey KT20 6EN

## Property at a glance

- LAST PHASE - 1 DETATCHED HOUSE AVAILABLE
- Four Bedroom Detached Luxury New Home
- Kingswood Village Location
- Open-Plan Kitchen/Living/Dining Room
- Luxury Bath/Shower Rooms
- Private Rear Garden
- Two Allocated Parking Bays
- German 'Delta' Handless Fully-Fitted Kitchen Units
- Underfloor Heating System To Ground Floor
- Cables Installed To Each Parking Bay For Retro-Fitting Of Electric Car Charging Points

## Setting

This luxury home is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, 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.

**£850,000 Freehold**

# *Plot 18 Kingswood Mews*

LAST PHASE - ONLY 1 DETACHED HOME AVAILABLE

This fabulous four bedroom detached property is located within the heart of Kingswood Village within a luxury development. The accommodation comprises of an open-plan kitchen/dining/living room with bi-folding doors to the rear garden and a cloakroom to the ground floor. To the first floor are two double bedrooms, one with a luxury ensuite shower room, a laundry room and a separate luxury bathroom. To the top floor is the master bedroom with fitted wardrobes and a modern ensuite shower room, a further double bedroom and a home office. There is a private rear garden and parking for two cars.

This exciting development is located within a highly sought-after location in the heart of Kingswood. You can relax as soon as you step through your front door. Light-filled, stylishly designed spaces are immediately inviting, with room for the whole family to relax, while a well-planned layout and carefully considered storage makes everyday life flow smoothly. Welcome family and friends in for long lunches and casual gatherings, or simply revel in the sense of space and elegance after a busy day.

With glazed doors and private garden, socialising can easily spill outside on warm days, giving children space to run free. Bedrooms are beautifully comfortable and ready for you to make your own with personal touches. Leading brands offer a premium level of performance and design in the kitchen and bathrooms, while environmentally conscious features will help your home run more efficiently, as well as protect the planet.
Ideal for investment, lock up and leave or for a growing family.

Communal Service Charge - £400 P/A

Please note the photos are taken from the show house which has been virtually staged.





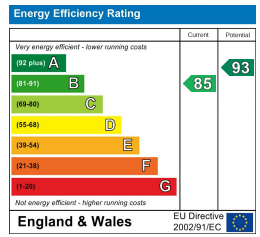



**The Walton**

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.**



















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