

FINE & COUNTRY

The Stables

Waterhouse Lane, Kingswood, Surrey KT20 6DU

The Stables

Property at a glance

- Detached Converted Stables
- Open Plan Kitchen/Breakfast/Sitting/Dining Room
- Three Bedrooms -Beautifully Refurbished
- Two Luxury Bath/Shower rooms
- Utility Room & Cloakroom
- Underfloor Heating
- Electric Gate & EV Charging Point
- Large Driveway With Parking For Two Cars
- South Facing Garden
- Village Location

Setting

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

£850,000 Freehold

Rarely available within this exclusive gated development, this exceptional three bedroom detached converted stable has been beautifully refurbished by the current owner, seamlessly blending period character with contemporary style and modern convenience. Ideally positioned just a short stroll from Kingswood Village, with its selection of shops and mainline railway station, this unique home offers an outstanding lifestyle in a highly sought after location.

Approached via electronic gates serving just three similar homes, the property enjoys an excellent degree of privacy. A second set of electric gates opens onto a generous private driveway, providing secure off-street parking for several vehicles.

Beautifully presented throughout, the deceptively spacious accommodation begins with a welcoming entrance hall featuring a useful coats and shoe cupboard. At the heart of the home is an impressive open-plan living space with a vaulted ceiling, creating a wonderful sense of light and volume. The sitting and dining areas flow seamlessly into the contemporary kitchen/breakfast room, while patio doors open directly onto the secluded, south-facing garden —an ideal setting for relaxing or entertaining. A separate utility room and cloakroom are conveniently positioned off the kitchen, with additional access to the garden.

The principal bedroom is thoughtfully positioned away from the living accommodation and benefits from fitted wardrobes and a stylish ensuite shower room. Two further bedrooms are served by a modern family bathroom.

Outside, the beautifully landscaped gardens are private, impeccably maintained, and thoughtfully planted with a variety of mature shrubs, complemented by an attractive ornamental pond.

Offering an outstanding blend of charm, security and practicality, this unique home is perfectly suited to professional couples, young families, downsizers or those seeking an elegant, low-maintenance lifestyle in a highly desirable setting.

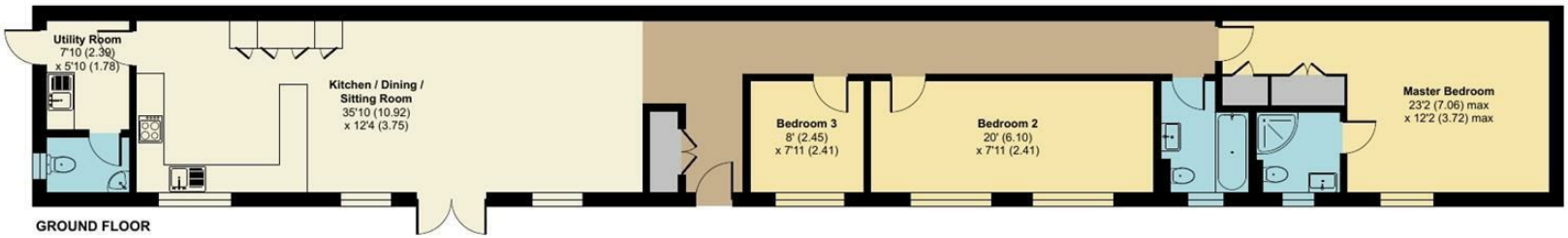




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Approximate Area = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



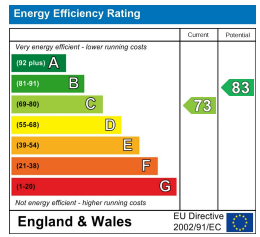
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country. REF: 1487814

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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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