



Prestigious property with option for replacement with a substantial new home

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Red Chimneys
Warren Drive
Kingswood
KT20 6PZ

Kingswood just over ½ mile
London by rail 50 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

An exciting opportunity to acquire a substantial 1930's detached house set in one of Kingswood's unspoiled plots of over one acre with the option to replace with a single substantial new home of some 12,000 sq ft, subject to consent. Planning consent has already been granted for two new homes.

Existing House comprises

- Reception Hall Cloakroom
- Sitting Room Dining Room Study
- Kitchen-Breakfast Room Utility
- 5 Bedrooms over two floors
- 2 Bath/Shower Rooms
- Double Garage
- Around 1.08 acre plot with westerly aspect

Unconditional offers invited for the property in excess of £2.5 million

Estimate of replacement cost in the region of £3 million



CGI OF POTENTIAL SINGLE REPLACEMENT HOUSE

Subject to planning consent



Red Chimneys occupies a broad frontage to this revered Private Road within Kingswood Warren, a little over half a mile from Kingswood Village. Recognised as one of the most prestigious locations in Surrey, Kingswood Warren offers excellent accessibility. Junction 8 of the M25 is within a few minutes' drive bringing Gatwick and Heathrow within easy reach and Kingswood Village has café, restaurants and pub and the station has rail services to both Victoria and London Bridge. This part of the Surrey Hills also offers diversity for shopping, schooling, sport, leisure and cultural pursuits.

Built in the 1930s, Red Chimneys is set in a prestigious level site of around 1.08 acre with mature evergreen screening. There are a few protected trees and an area of coppice to the rearmost part which is considered to be a feature. The garden also has the advantage of a westerly aspect to the rear.

This site is considered ideal for a single, substantial new home of some 12,000 sq ft in one of Kingswood's finest locations. Subject to planning consent.

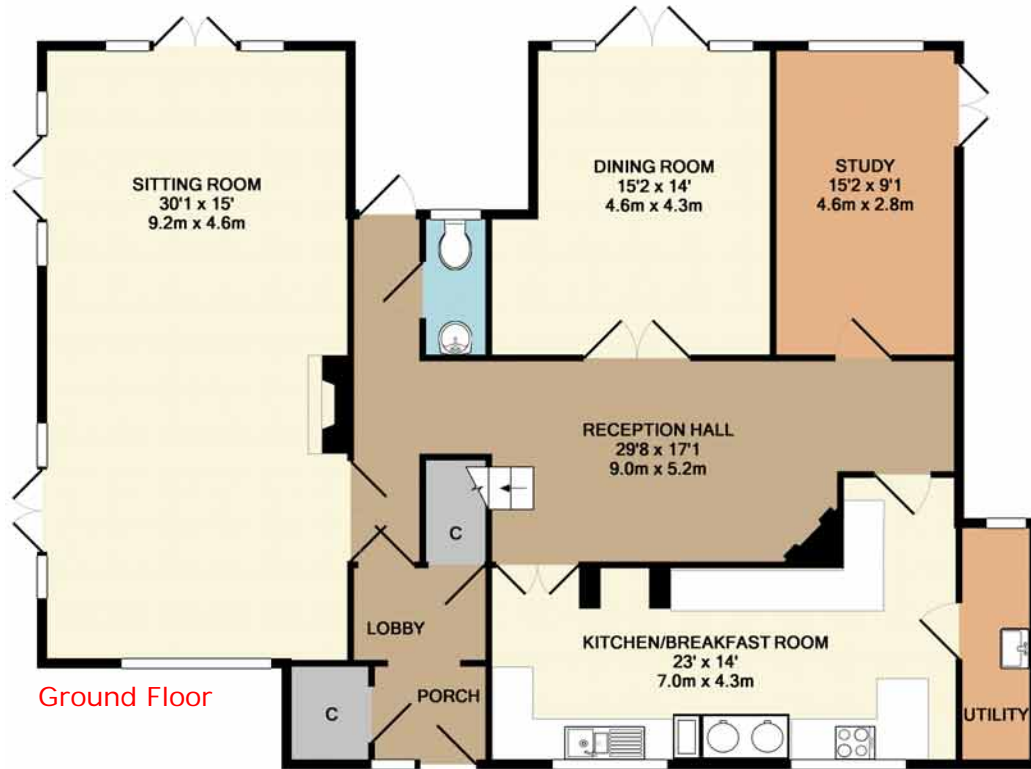
Site of 1.08 acres | Frontage of 215 feet/65.5 metres | Planning Application Ref: 18/01593/F (currently being renewed) | Two substantial new houses 7,964 sq ft and 7,779 sq ft | Sought after Private road location |

EXISTING CONSENT FOR TWO NEW HOMES PROPOSED SITE PLAN

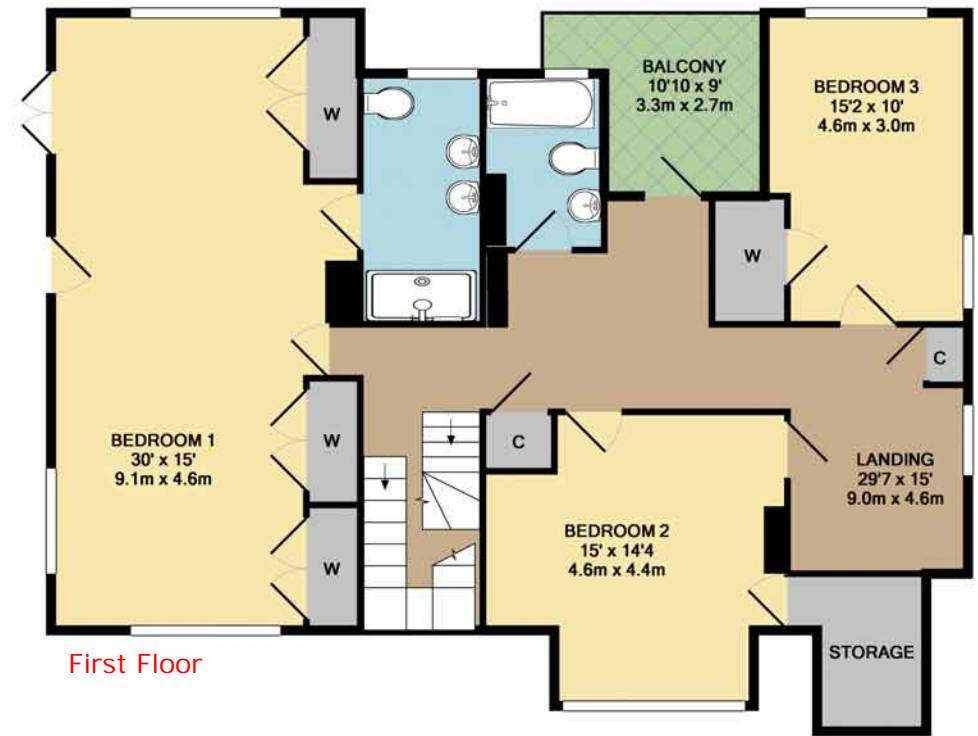


EXISTING PLANNING CONSENT FOR TWO NEW HOMES PROPOSED STREET SCENE

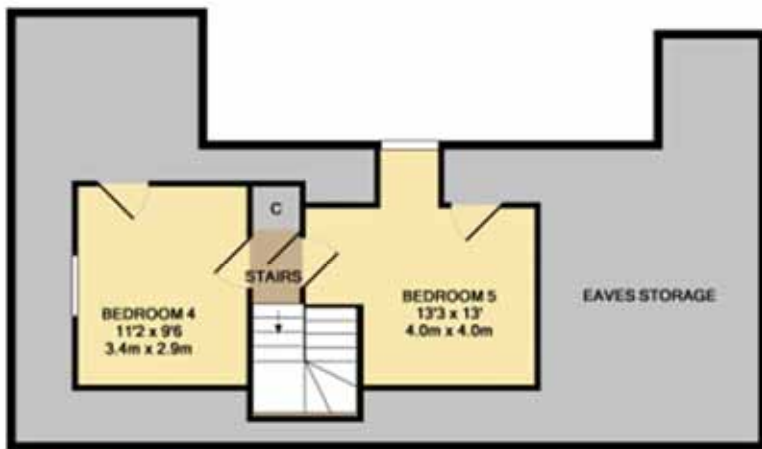




Ground Floor



First Floor



Second Floor



EXISTING HOUSE
TOTAL FLOOR AREA

3,530 SQ FT / 328 SQ M

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