



A barn style bungalow on the edge of the village

exclusive to

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Waterhouse Lane Kingswood KT20 6DU

Kingswood Village and Station - a few minutes' walk
London 50 minutes by rail
London 17 Miles
Reigate 4 Miles
M25 (Junction 8) 3 Miles

All times and distances are approximate

This stunning barn style property is set back from the road with unspoilt views onto private paddock land to the rear and within moments of Kingswood mainline station and local shops.

- | Open-Planned Kitchen - Sitting - Dining Room
- | Three Bedrooms
- | Family Bathroom
- | En-Suite To Principal Bedroom
- | Utility Room
- | Garden Lodge Cabin With Further Bedroom Suite
- | En-Suite Wet Room And Office space
- | Private Garden
- | Off-Street Parking

Price £1,200,000

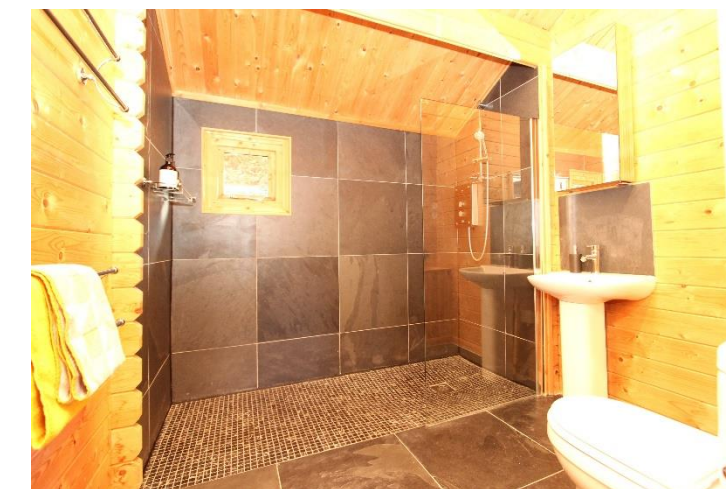




Nestled within an exclusive gated collection of only three properties and conveniently close to Kingswood Village, this charming three-bedroom detached barn style conversion provides generous living spaces with an charming rear view of paddocks and fields. The interior is spacious and modern throughout consisting of an open-plan kitchen - sitting - dining area with vaulted ceilings, a utility room, cloakroom, three bedrooms, a luxurious en-suite shower room, and a contemporary family bathroom. Within the grounds lies a separate one-bedroom detached lodge complete with an en-suite wet room and a living area. Outside, a private gravel driveway leads to the property providing ample off-street parking and a delightful rear garden with two sun terraces that provide a picturesque outlook.



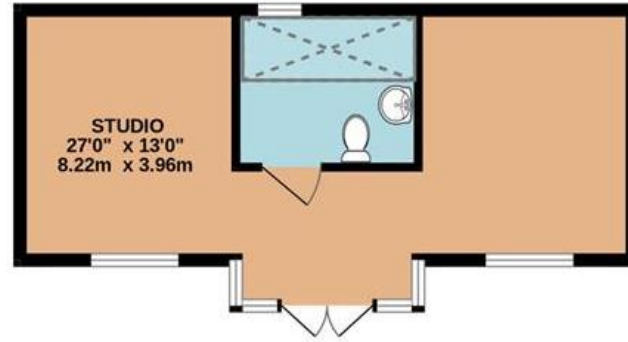
Within a few minutes' walk, the village offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively. Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus. Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.



TOTAL FLOOR AREA

1,552 SQ FT / 144.2 SQ M

The many features of this fine home include:



- | Three Generous Bedrooms
- | Underfloor Heating
- | Directly Backing Pasture Land
- | Fully Powered And Insulated Log Cabin Currently Used A Further Bedroom With Wet Room
- | No Onward Chain
- | Within Moments Of Kingswood Station And Local Shops
- | Doubled Height Vaulted Ceiling
- | Modern Fully-Fitted Kitchen



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
All mains services

To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

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