



Traditional charm and modern convenience in a well-regarded Kingswood Warren location

exclusive to

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Heather Close Kingswood KT20 6NY

London 17 miles
Kingswood Village 0.5 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Set in almost an acre of mature gardens, this characterful and traditional family house has recently been renovated to a high standard by the owners and presents a great opportunity to acquire a detached home in Kingswood Warren. The property is also offered with the benefit of full planning consent for a substantial detached house of some 9,000 sq ft with a blend of modern and traditional architectural features. The acre plot enjoys a broad frontage of over 170' with vehicle access to both Heather Close and Woodland.

- | Entrance Hall
- | Sitting Room
- | Dining Room
- | Kitchen – Breakfast Room
- | Family Room
- | Conservatory
- | Downstairs W/C
- | 4 Bedrooms, two with en-suite
- | Dressing Room / Bedrooms 5
- | Family Bathroom
- | Double Garage

£1,400,000





One of Kingswood's originals, the house was built in the 1930's and it retains that sought-after traditional character whilst having been well-maintained and recently renovated with a new Kitchen fitted just this year. The plot of some 0.93 acre is what attracted our clients to the property with its extensive, naturally-secluded gardens and broad frontage. A perfect setting for a substantial new home of almost 9,000 sq ft and Full Planning Consent (Ref. No: 21/02815/F) was approved on 9 November 2021.

Available now with no onward chain, this property offers many options to a would-be owner, with the ability to live in the property, extend to the rear and side or even flatten and replace. With 4 double bedrooms, a dressing room, a contemporary Kitchen - Breakfast room and 3 further reception rooms, this property is well-suited to modern and flexible family living.

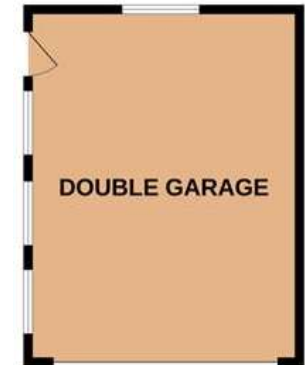
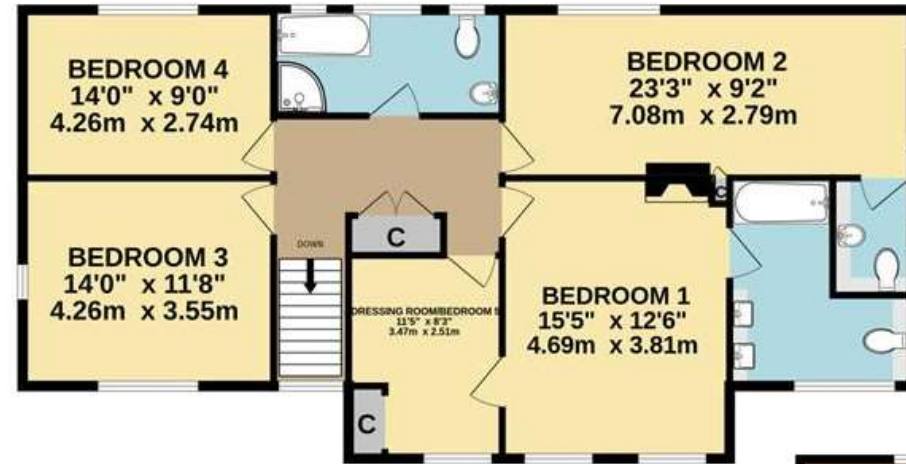
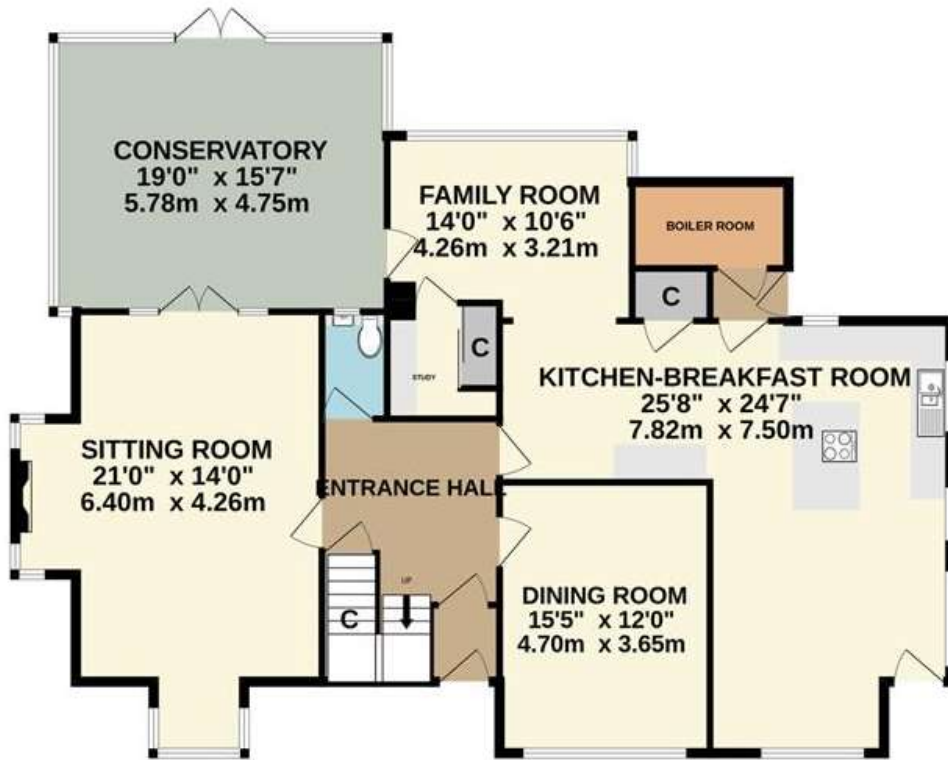


Regarded as one of Surrey's most sought-after locations, Kingswood Village offers an ideal blend of country village charm and excellent accessibility, just 17 miles south of London. This property is located in the heart of the exclusive Kingswood Warren. Around half a mile away, the village offers commuter rail services to London, local shopping, the Waterhouse cafe and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports. Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area. High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
80-80	C		
55-68	D		28 D
35-54	E		
21-34	F		
1-20	G		

TOTAL FLOOR AREA
3,187 SQ FT / 296.1 SQ M



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: G
All mains services
FFTC Broadband
To the best of our knowledge on production of this brochure

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a viewing appointment

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