



Cottage character in a Kingswood Warren location

exclusive to

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Heather Close Kingswood KT20 6NY

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

All times and distances are approximate

In a private and exclusive Kingswood Warren location, this pretty detached house has a wealth of character features throughout and is set on a generous plot of some 0.8 acre. Renovated in recent years, the house has scope for further extension or even complete replacement in this high-value location.

- | Hall Cloakroom
- | Through Sitting - Dining Room
- | Family Room
- | Kitchen - Breakfast Room
- | Utility Room
- | 4 Bedrooms
- | Ensuite Shower Room
- | Family Bathroom
- | Double Garage
- | Store Room / Gym
- | Broad Frontage of some 95'
- | Around 275' x 95' Rear Garden
- | In all, around 0.8 Acre

Offers in Excess of £1,500,000





An enviable Kingswood Warren location and within just a few minutes' walk from Kingswood Station with its frequent services to London and the village with its local shops, restaurants and the Kingswood Arms pub. Nearby, the A217 gives an arterial route to London and within a few minutes, the M25 at Reigate Hill (Junction 8). This part of the Surrey Downs has a wealth of renowned schooling and a diverse choice of venues for sport, leisure and culture including Kingswood's own two golf courses and tennis club.



It is believed that this delightful property is an authentic period cottage, reconstructed on the plot in the 1950's and adapted to make a practical family home. The house is set back in its leafy, mature gardens with an 'in and out' driveway. Renovated and updated in recent years, the property also offers scope for extension, subject to the usual consents. Available with no onward chain.

Wealth of character including exposed beams | Two open fireplaces | Cottage style Kitchen with granite surfaces and integrated appliances | Luxury, contemporary Bathroom and Ensuite Shower Room | Scope for Extension, subject to Consents | Double-width Garage | In and Out Driveway providing ample parking | Lovely, part-wooded Garden | Exclusive Kingswood Warren location | No Onward Chain





TOTAL FLOOR AREA
2107 SQ FT / 195.7 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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