



On the edge of Kingswood village

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Copleigh Drive Kingswood KT20 6BJ

London 17 miles

Kingswood 1 mile

Banstead Village 3 miles

London 40 minutes from Kingswood Station

M25 at Reigate Hill (J8) 3 miles

All times and distances are approximate

On the edge of the village and offering remarkable accessibility, this detached chalet-style house has traditional cottage character and the benefit of a versatile interior layout. The property can provide 5 bedrooms with ample off-street parking, a detached garage and secluded, easily-maintained gardens.

- | Hall Sitting Room
- | Dining - Family Room
- | Kitchen - Breakfast Room
- | Cloakroom Utility Room
- | 5 Bedrooms, Dressing Room, 2 Bathrooms and
- | Ensuite Shower including Principal Suite
- | Bedroom 5 can also be used as a Study
- | Detached Garage
- | Workshop / Home Office
- | Off-Street Parking for several cars
- | Secluded Gardens, around 50' x 30' to the rear

Guide Price £800,000





Situated in this close off the A217 Brighton Road, the property is within walking distance of Kingswood Village with its local shops, restaurants, the Waterhouse cafe and Kingswood Arms pub. Further local shops at Burgh Heath, the Little Waitrose and ASDA superstore are also within a short walk. The A217 gives an arterial route to London as well as connecting with the M25 Motorway at Junction 8 and there are rail services to London from Kingswood Station. This part of the Surrey Hills has a great choice of schooling as well as many venues for sport, leisure and cultural pursuits including abundant open countryside.



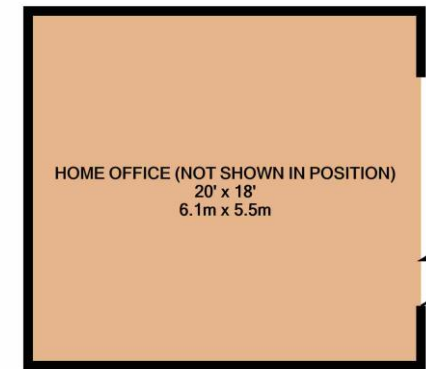
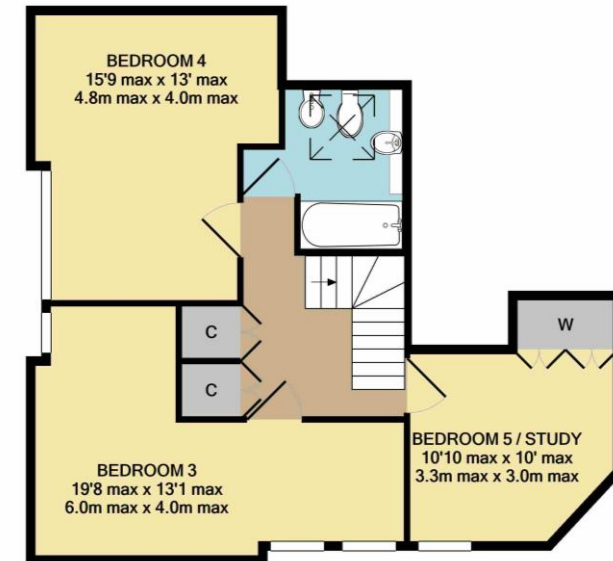
Individually built around 1910, originally as a lodge house to one of Kingswood's earliest houses, the property retains traditional character whilst having been extended and updated to create a generous family home with great versatility. Secluded gardens wrap around the house and there is ample parking for several cars in addition to the detached garage. Call to arrange your viewing of this well-presented home.

Bright, Spacious Interior Perfect For Family Living | Open-Plan Kitchen - Dining Area | Feature Fireplace with Wood/Coal Stove | 5 Bedrooms | 3 Bath / Showers | Workshop / Home Office | Extensive Storage | Secluded, Edge-Of-Village location | Garage and Ample Off-Street Parking | Double Glazed Windows and Doors





TOTAL FLOOR AREA
2435 SQ FT / 226.2 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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Viewing
Please call us to arrange
a viewing appointment

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