



FINE & COUNTRY
Kingswood

Chalk Hill
Hill Lane, Kingswood, Surrey KT20 6DT

Property at a glance

- Five Bedrooms
- Three Reception Rooms
- Three Bath/Shower Rooms
- Kitchen/Breakfast Room
- Study, Utility Room & Cloakroom
- Elevated Plot With Superb Views
- Circa Half Acre Plot
- Tandem Length Garage & Carriage Driveway
- Chain Free
- Walking Distance To Railway Station

Setting

This family home is found close to the village of Kingswood which provides a good parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians, The Kingswood Arms public house, Italian and Indian restaurants. Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Tadworth Primary, whilst further schooling including Dunottar, Micklefield and Reigate Grammar are found in the nearby town of Reigate.

In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south, whilst both Gatwick and Heathrow airports are within reach.

For more varied shopping needs both Banstead, Epsom and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains and supermarkets. There is also a wide range of restaurants.

£1,175,000 Freehold

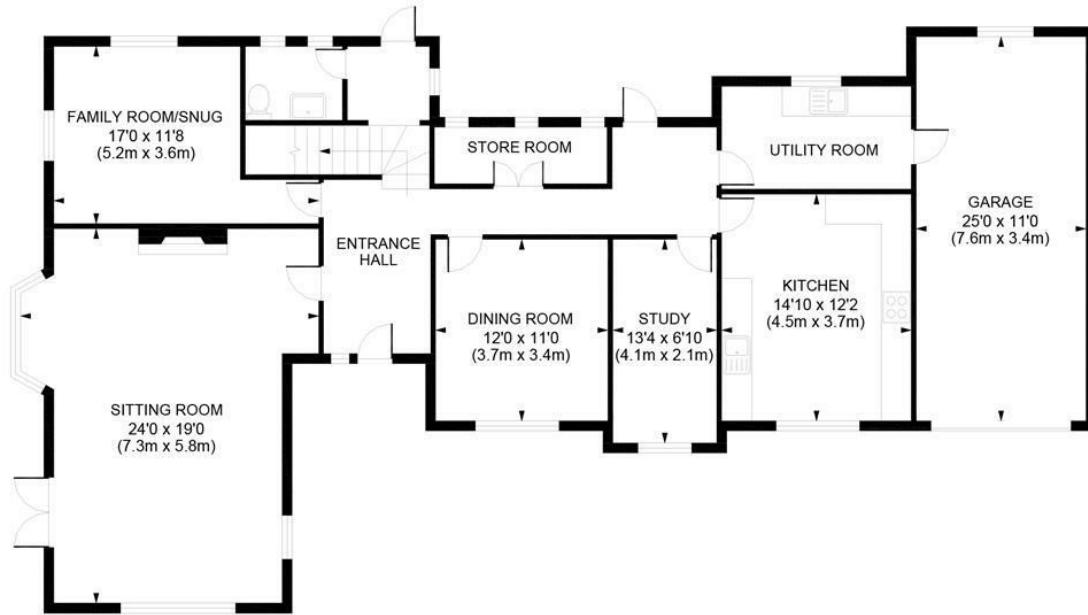
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Located on an elevated plot measuring just under half an acre with beautiful views over the adjacent fields is this fabulous five bedroom detached family home. The property offers circa 2700 sq ft of spacious accommodation with plenty of potential for extending s.t.p.p.

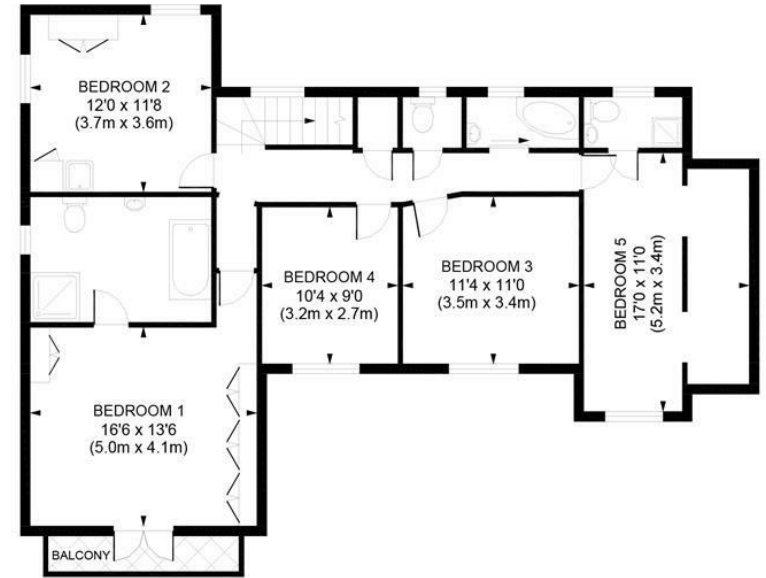
To the ground floor is an entrance hall with a brick fireplace and parquet flooring providing access to a triple aspect sitting room with doors to the garden, a double aspect dining room with wood panelled walls, a family room, a study, a fitted kitchen, a cloakroom and a utility room with doors to the integral double garage.

To the first floor is the master bedroom with an en-suite bathroom and a balcony providing views over the adjacent fields. There are four further bedrooms, a family bathroom and a further en-suite shower room as well as a separate cloakroom. The property is situated within secluded grounds with a carriage driveway to the front with access to an integral double garage. The property is a short walk from Kingswood Village and Kingswood railway station and comes with no on-going chain.





GROUND FLOOR
Internal Area 1583 sq ft/147 sq metres



FIRST FLOOR
Internal Area 1060 sq ft/98.5 sq metres

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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