



FINE & COUNTRY
Kingswood

Gullfoss
The Glade, Kingswood, Surrey KT20 6JE

Property at a glance

- Spacious Detached Family Home
- Five Double Bedrooms
- Five Luxury Bath/Shower Rooms
- Three Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Games Room With Bar
- Gymnasium
- Detached Office & Workshop
- Double Garage With Storage Room Above
- Large Grounds

Setting

This fabulous home is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Waterhouse Cafe, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£1,500,000 Freehold

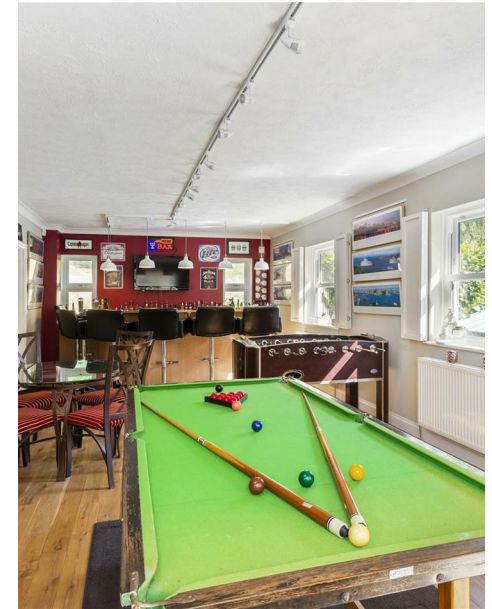
Gullfoss

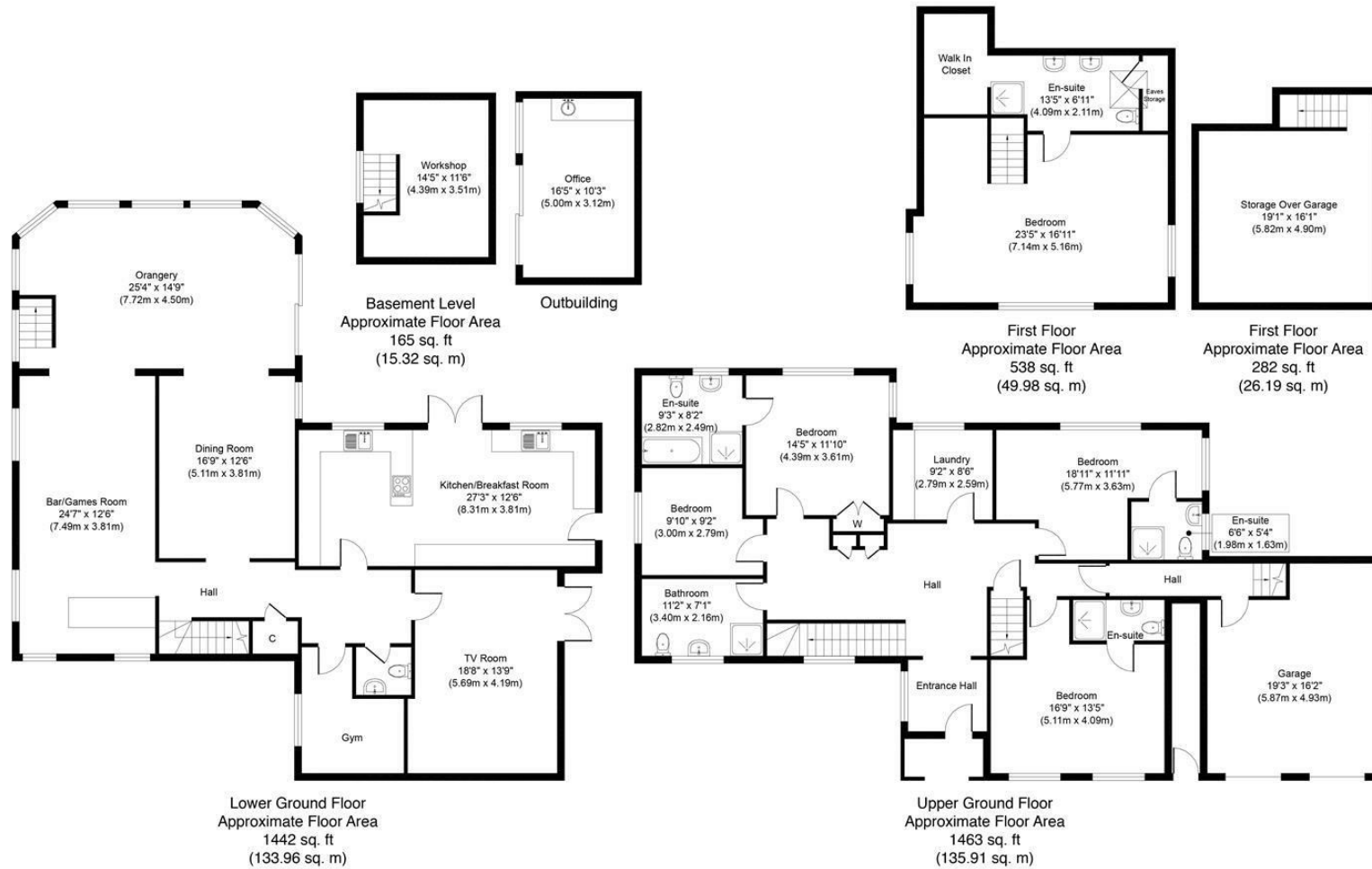
Whatever you may want from a family home, we feel this property has the answer. From the spacious and light orangery with splendid views of the rear garden, the games room with bespoke bar area to keep young and old amused, a large kitchen/breakfast room with peninsula unit and an impressive range of appliances, the TV room/snug for those family movies, a gymnasium or the dining room - they are all perfect for accommodating a growing family. There's even a basement workshop accessed from the orangery.

There are five double bedrooms and a laundry room across the top two floors as well as five modern bath/shower rooms (four of which are en-suite). The master bedroom occupies its own floor with a walk-in closet accessed from the en suite bathroom.

To the rear of the house is a secluded & southerly facing garden with gated access to the fields behind, a detached home office with central heating, a workshop and a wonderful terrace to entertain from.

At the front of the house is a double garage with electric doors and a large sweeping in and out driveway. The property has been renovated and extended by the current owners and sits at the end of a highly sought after and private road in Kingswood.





Approx. Gross Internal Floor Area 3890 sq. ft / 361.36 sq. m
(Including Garage & Outbuilding 4332 sq. ft / 402.4 sq. m)

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		80	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
Tel: +44 (0)1737 361014
Email: kingswood@fineandcountry.com
Web: kingswood.fineandcountry.co.uk
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