



FINE & COUNTRY
Kingswood

Carsaig
Waterhouse Lane, Kingswood, Surrey KT20 6HU

Property at a glance

- Seven Bedrooms
- Detached One Bedroom Annexe
- Grounds Approaching One Acre
- Five Reception Rooms
- Four Bath/Shower Rooms
- Kitchen/Breakfast Room
- Gymnasium
- Utility & Cloakroom
- Large Driveway
- Walking Distance To Kingswood Village & Station

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.

£2,650,000 Freehold

Carsaig

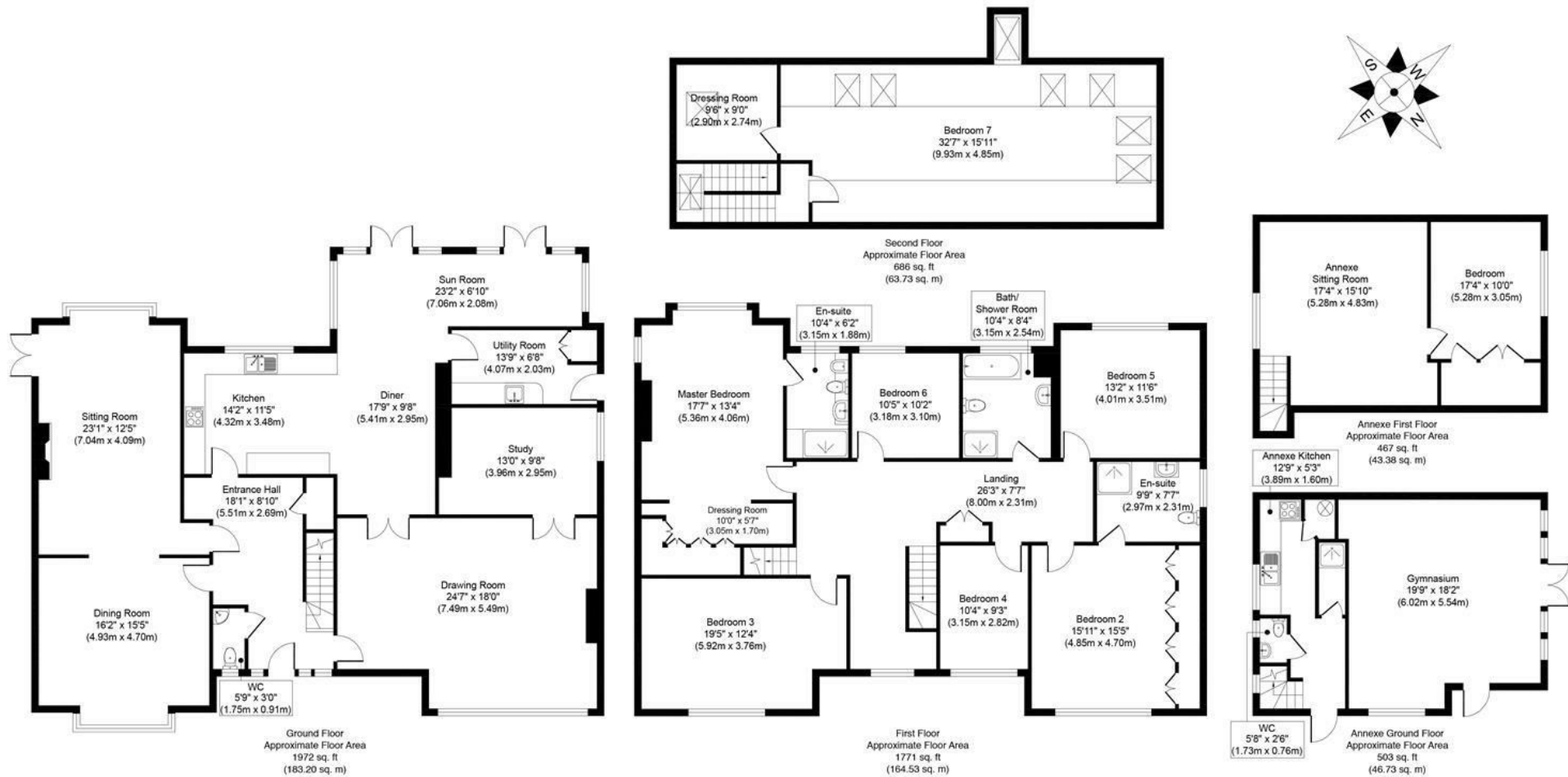
Situated within beautiful grounds approaching an acre, Carsaig is an attractive family home offering spacious accommodation across three floors. Internally the property offers an interconnecting sitting room & dining room, a large drawing room with double doors to the games room/study and a spacious kitchen/breakfast room which opens onto the sun room. Elsewhere, there is a utility room and cloakroom.

On the first floor there is a generous master bedroom suite with a dressing area and an ensuite shower room. The second bedroom is also a generous double with a modern en-suite bathroom whilst there are four further bedrooms and a family bath/shower room. The seventh bedroom/games room is on the second floor measuring an impressive 32'7 x 15'11".

Outside the detached garage has been converted to offer a separate one bedroom annexe with a sitting room to the first floor and a shower room, a kitchen and a large gymnasium to the ground floor.

The large south west facing garden of Carsaig is a particular feature with a large patio area, a raised decking area and an extensive lawn. To the front is a very large gated driveway set behind electronically controlled gates.





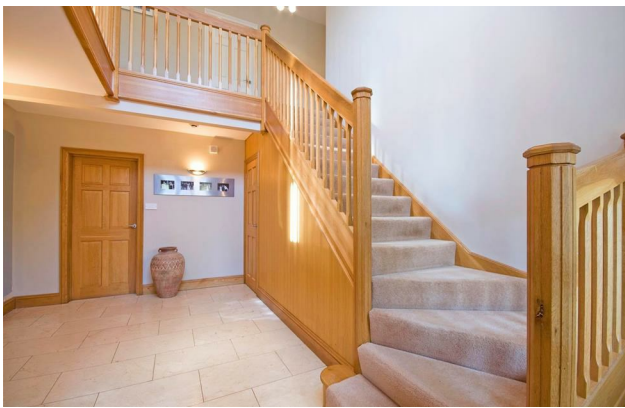
Approx. Gross Internal Floor Area 5399 sq. ft / 501.58 sq. m

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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	71
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
 Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY
 Kingswood