



FINE & COUNTRY
Kingswood

Fairlands
Waterhouse Lane, Kingswood, Surrey KT20 6HU

Property at a glance

- Seven Bedrooms
- Five Bathrooms
- One Bedroom Detached Annexe
- Broad Frontage
- Indoor & Outdoor Pools
- Level Plot
- Internal Lift
- In Excess of 7000 sq ft
- Extended & Re-Furbished
- Extensive Gated Driveway

Setting

This superb family home is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

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 providing connections to the wider motorway network, whilst 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.

£2,500,000 Freehold

Fairlands

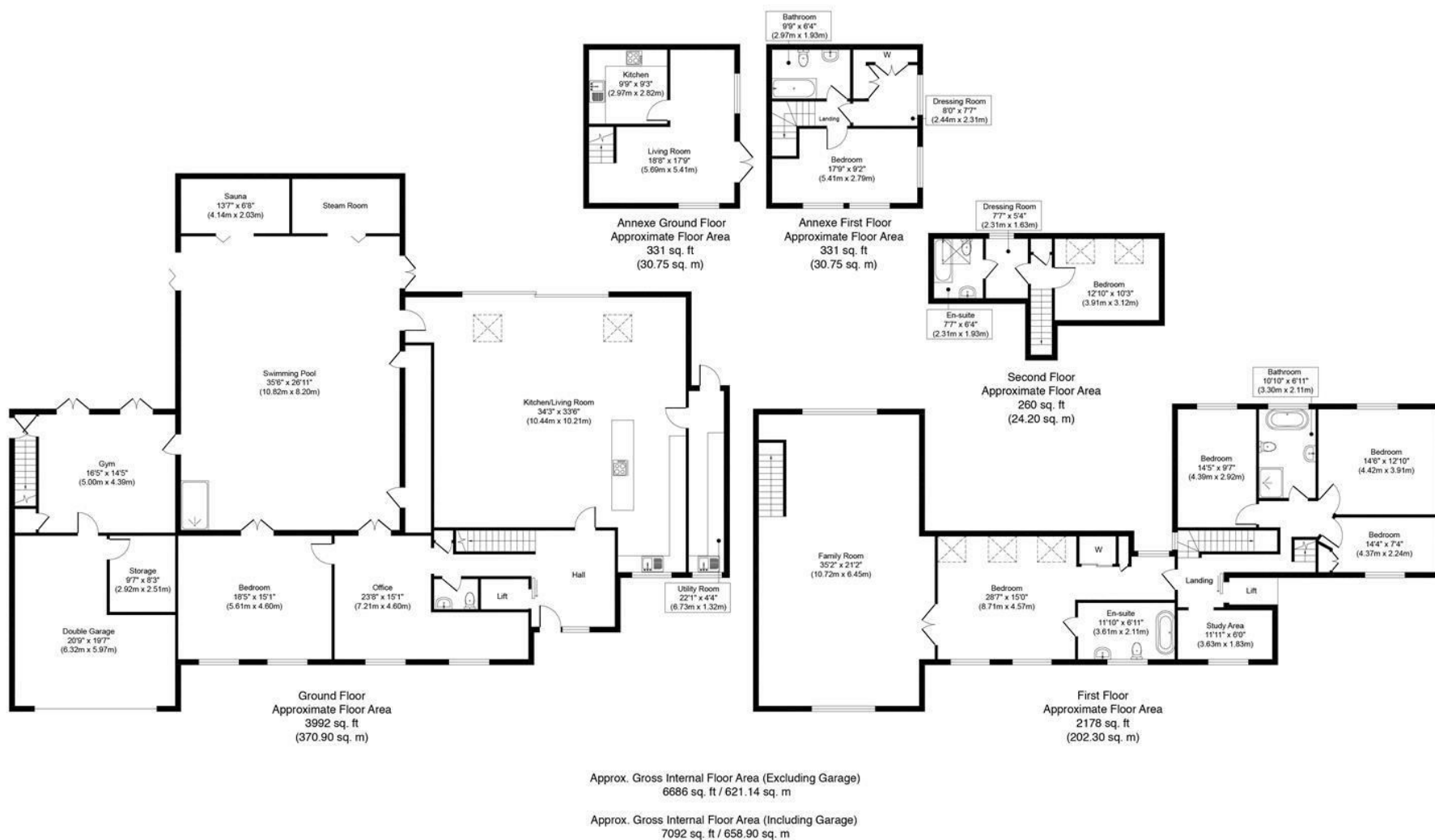
Located within secluded and level grounds of approximately 0.5 of an acre is this substantial six bedroom family home with a separate one bedroom annexe to the rear. The property offers in excess of 7000 sq ft in total and includes an indoor pool, gymnasium, sauna, steam room, games room, and an external swimming pool. The property was extended and re-furbished in recent years to accommodate the vendors specific requirements including the addition of a passenger lift between the ground and first floor.

On the ground floor the entrance hall leads through to a big and open plan kitchen/living/dining room with doors to the rear garden and access through to the utility room and indoor pool. At the front of the house is a study and a ground floor bedroom with access through to the pool, sauna, gym and steam room. There are also stairs from the gym leading to the first floor family room.

There are four further bedrooms and two bathrooms on the first floor as well as a huge family room accessed from the master bedroom. A second staircase leads to the sixth bedroom with a dressing area and a further shower room.

This property is perfect if you require separate accommodation for a relative or au-pair, with a detached, one bedroom annexe in the grounds to the rear. Outside there is a large, level garden with an extensive driveway to the front incorporating landscaped features including a fish pond.



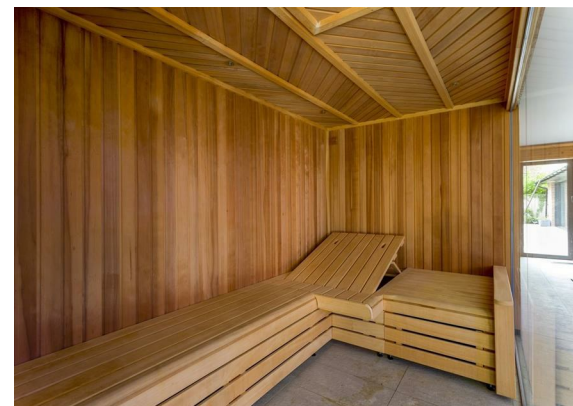
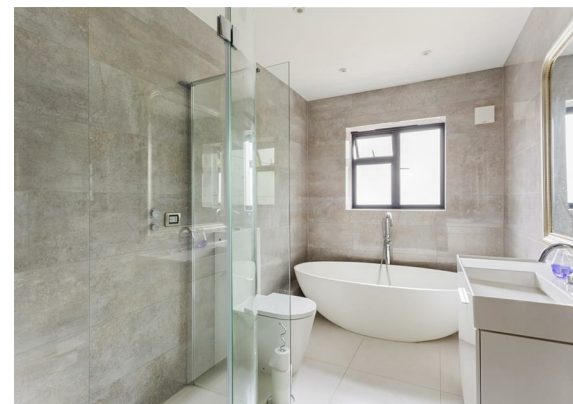
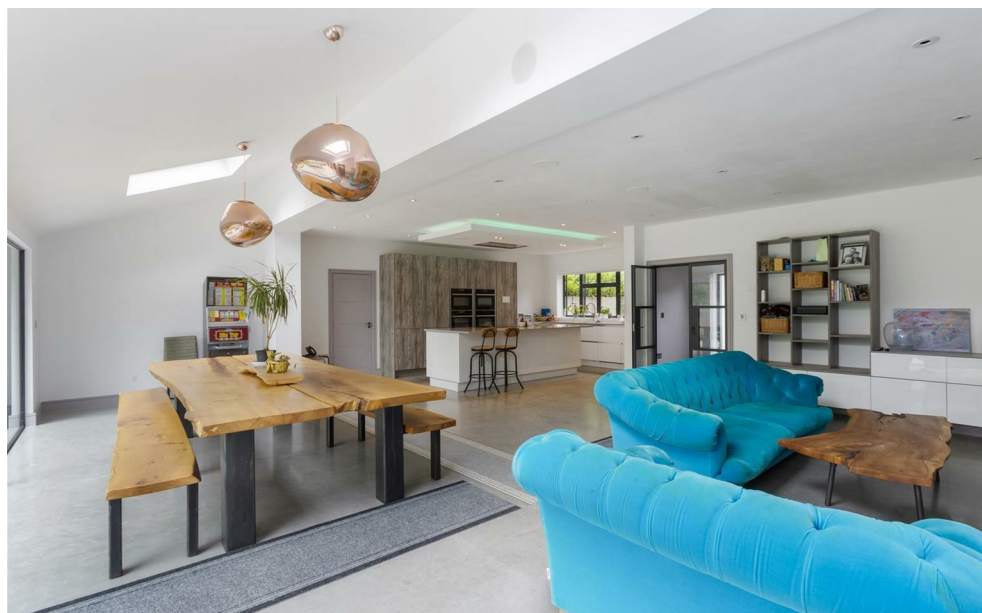
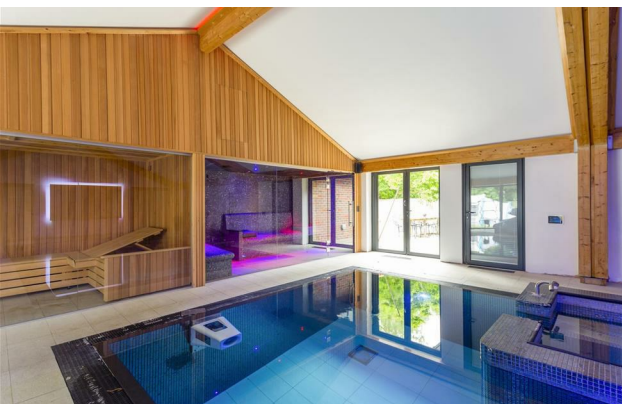


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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 | | |
| (102 plus) A | | |
| (81-101) B | 83 | 86 |
| (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 | | |



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