



FINE & COUNTRY
Kingswood

Flat 8, The Mansion

Kingswood Warren Park, Woodland Way, Kingswood, KT20 6AD

Property at a glance

- Luxury Octagon Apartment
- Rare One Bedroom Grand Apartment
- Sitting Room
- Mezzanine Study/Reception Room
- Dressing Room
- Private Sun Terrace
- Modern Kitchen/Dining Room
- Luxury Bathroom With Separate Shower
- Two Underground Parking Spaces
- Circa 5 Acre Communal Grounds

Setting

This beautiful apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further afield are City of London Freeman's, Reigate Grammar, Epsom College and Caterham Schools

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south and 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.

£675,000

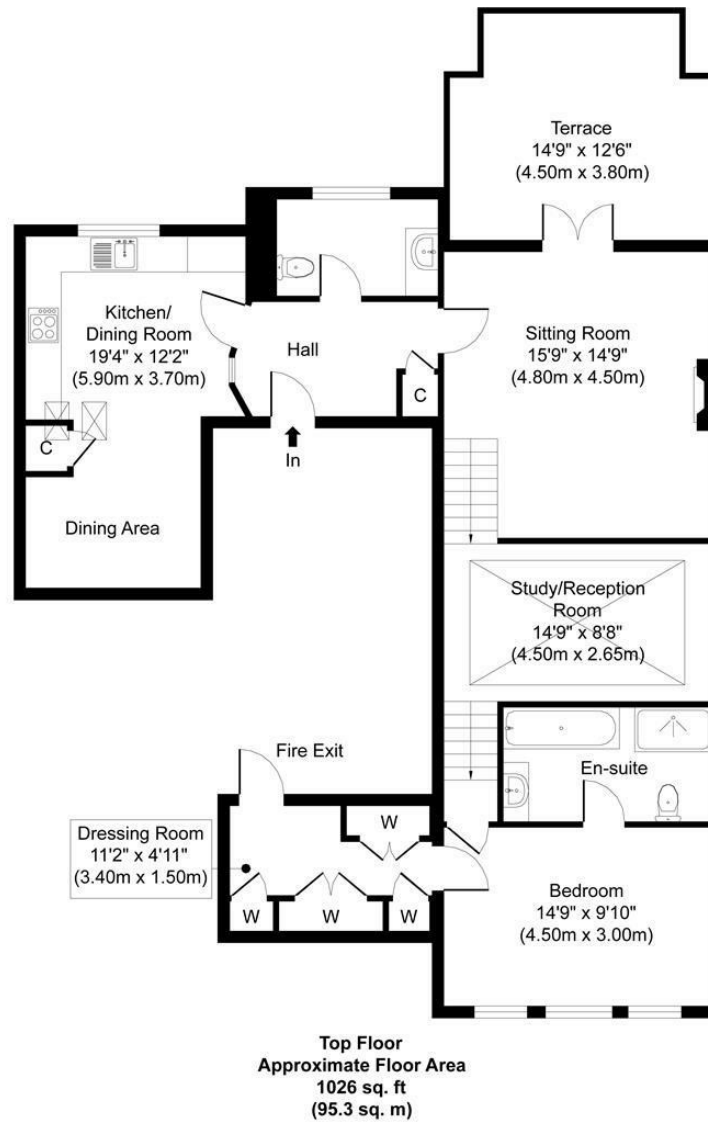
Flat 8, The Mansion

Bursting with character, this exceptional one bedroom apartment is the only one of its kind within this prestigious development. The Mansion was initially built in 1837 and was recently re-furbished and re-modelled by Octagon Developments. The result is a truly magnificent development of some 19 acres with the luxurious Mansion apartments taking center stage.

Kingswood Warren Park is approached through electronically controlled gates and a tree lined driveway allowing glimpses of the private 19 acre estate upon arrival. Once inside you are met by a luxurious finish and the usual impeccable design associated with an Octagon development. From the reception hall the apartment is split across two levels; the spacious kitchen/breakfast room, cloakroom, sitting room and terrace occupy the first level with stairs leading to the mezzanine study/reading area, double bedroom, dressing room and en-suite bathroom.

The centerpiece to the apartment is the central living room, overlooked by the mezzanine and offering access to the beautiful hardwood terrace with views across the communal gardens. Further features include underfloor heating, marble tiles, wood flooring, ceiling speakers, period features & proportions, a contemporary kitchen with miele appliances, access to your very own private estate, two secure underground parking bays and a private store. Offered with full vacant possession.





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		78	78
(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
 Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY
 Kingswood