



FINE & COUNTRY
Kingswood

7 The Ridings
Kingswood, Surrey KT20 6HJ

Property at a glance

- Four Double Bedrooms With Vaulted Ceilings
- Four Luxury Bath/Shower Rooms
- Open-Plan Kitchen/Breakfast/Dining/Family Room
- Ground Floor Double Bedroom
- Ground Floor Shower Room
- Utility Room & Study
- 23'x 19' Double Aspect Living Room With Vaulted Ceilings
- Detached Timber Cabin
- Double Garage With Office/Games Room Above
- Quiet Cul-De-Sac Location

Setting

This fabulous property is situated in 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.

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.

£1,795,000 Freehold

7 The Ridings

Located within a no-through road, opposite open fields and on a corner plot is this beautifully refurbished and extended five bedroom family home. The property offers spacious accommodation across two floors with the added benefit of two detached outbuildings currently arranged as home offices, perfect for the current lifestyle we are adjusting to.

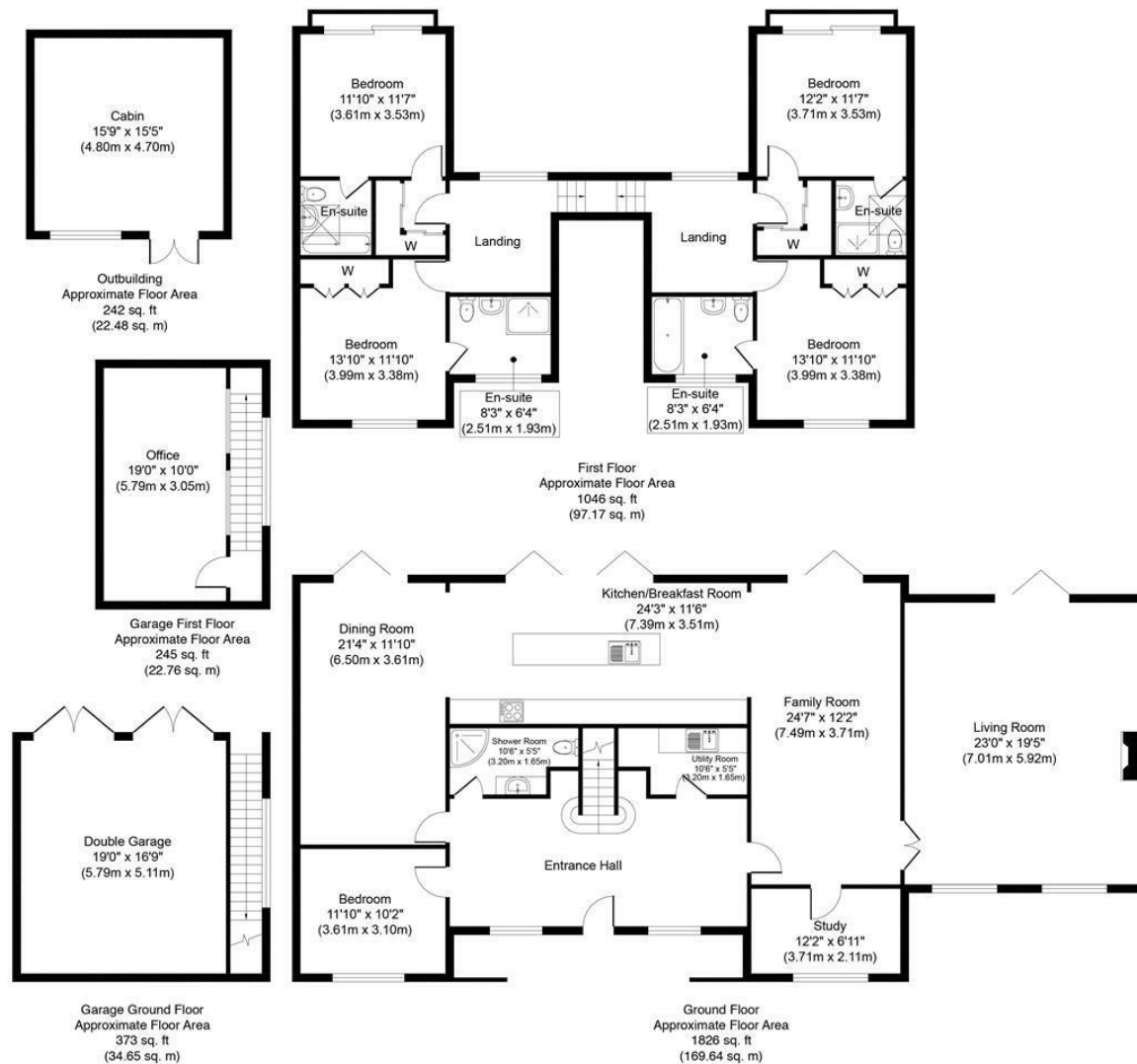
On entering the property you are instantly struck by the generous reception hall, tiled and with a superb solid oak central staircase. To the right hand side of the entrance hall is a spacious double aspect sitting room with a contemporary fireplace, a vaulted ceiling and bi-folds out to the garden. There are vaulted ceilings to the majority of the rooms and underfloor heating to the ground floor. To the front of the house is a study and fifth bedroom whilst to the rear is a fabulous kitchen/breakfast room which is open plan to a family room and dining room. Three sets of bi-folding doors from the rear of the house give you access to the level, west facing garden with a detached timber cabin currently used as an office set to the rear. The kitchen is fitted with an extensive range of fitted units and appliances, a large central island with a breakfast bar and there is also a modern shower room and a utility room either side of the staircase finishing off the ground floor accommodation.

The first floor is split into two wings. There are four double bedrooms with four en-suite bathroom/shower rooms, two with walk-in wardrobes, two with juliet balconies and two with fitted wardrobes.

Outside there is a level and secluded rear garden with a large sun terrace and a fabulous timber cabin whilst to the front there is a generous, sweeping driveway with access to the detached double garage with a large home office above. Alternatively this could be changed into a games room or gymnasium.

This wonderful property is within a short walk of Kingswood station and local shops and is also well placed for countryside walks.



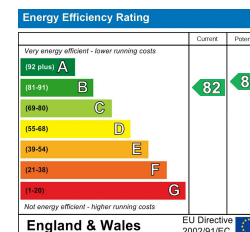


Approx. Gross Internal Floor Area 3735 sq. ft / 346.99 sq. m (Includes Garage & Outbuilding)

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.





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