



FINE & COUNTRY
Kingswood

Wraymead
Furze Hill, Kingswood, Surrey KT20 6HB

Property at a glance

- Four Bedrooms
- Two Reception Rooms
- Open-Plan Living
- Study Area & Home Office
- Dressing Room To Master
- Three Bath/Shower Rooms
- Just over 0.3 Acre Plot
- Secluded Rear Garden
- Large Driveway & Carport
- Available Mid January 2026

Setting

This splendid property is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, 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.

£3,500 pcm

Wraymead

Available to rent is this four bedroom family home, located within walking distance of Kingswood Village and railway station on a secluded plot measuring just over 0.3 acre. Available mid January 2026.

The accommodation comprises of a spacious entrance hall with access to the cloakroom, a living room with a study/family area and access to the large open-plan kitchen/breakfast/dining room with patio doors leading to the rear garden. The main part of the garage has been converted into a home office with a door leading to a store area at the front.

To the first floor is the master bedroom with a dressing room and a spacious ensuite bath/shower room, bedroom two with a fitted wardrobe to one wall, bedroom three with an ensuite shower room, bedroom four and a large family bath/shower room.

Outside there is a level garden with garden shed and sun terrace to the rear whilst to the front is a driveway with a single berth carport.

TERMS:

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS (Tenant Deposit Scheme). Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Council Tax Band: G

Deposit: £4,038.46 (5 weeks)

Tenancy: 12 months





Approx. Gross Internal Floor Area 2239 sq. ft / 208.00 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		
(102 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		
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