



**FINE & COUNTRY**  
Kingswood

*The Spinney*  
Forest Drive, Kingswood, Surrey KT20 6LN

## Property at a glance

- Contemporary Family Home
- Five Bedrooms & Three Bathrooms
- Re-Wired & Re-Decorated
- New Doors & New Windows
- New Kitchen & New Shutters
- Mezzanine Library
- Level Garden & Carriage Driveway
- Two Single Garages & EV Charger
- No Onward Chain
- Planning Permission For Loft & Annexe

## Setting

This lovely family home is situated on a private road 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, Coughlans bakery, 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.

£1,300,000 Freehold

# The Spinney

Offered to the market with no onward chain, situated in a private plot of almost half of an acre, The Spinney is a beautifully appointed family home which has been updated by the current vendors and now offers contemporary living together with planning permission to further extend.

Internally, the property offers a fabulous entrance hall with feature brickwork and a tiled floor, stairs lead down to an extremely spacious sitting room with a superb fireplace to one wall and double doors out to the garden. Further accommodation on the ground floor includes a family room, two bedrooms, a shower room and a beautiful new kitchen/breakfast room with wooden worktops, a range of fitted units, plenty of worktop space and a range of integrated appliances. A side door leads from the kitchen to a covered walkway with access to one of the single garages and steps down to a lovely new patio entertaining area.

To the first floor is a unique principal bedroom suite with stairs leading down to the bedroom area with a wall of fitted wardrobes, a store cupboard under the staircase and an ensuite bathroom. The second bedroom is also a generous double with a large wardrobe whilst bedroom three also comes with a storage cupboard. Bedrooms 2 and 3 share access to a large and well appointed family bath/shower room. There is also access to a large eaves storage cupboard accessed from the main landing.

The garden and grounds have been landscaped and include a level rear garden which is well screened and mainly laid to lawn with a raised terrace. To the front is a large lawned area surrounded by the carriage driveway with access to a spacious drive and two single garages.



# The Spinney, Forest Drive, Kingswood, KT20

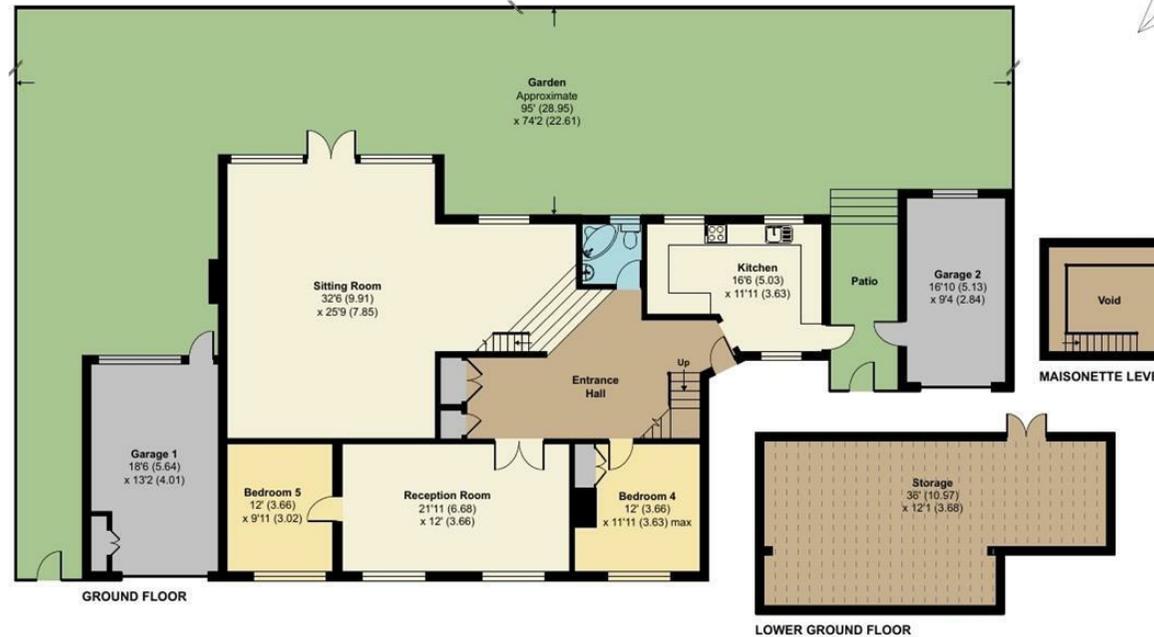
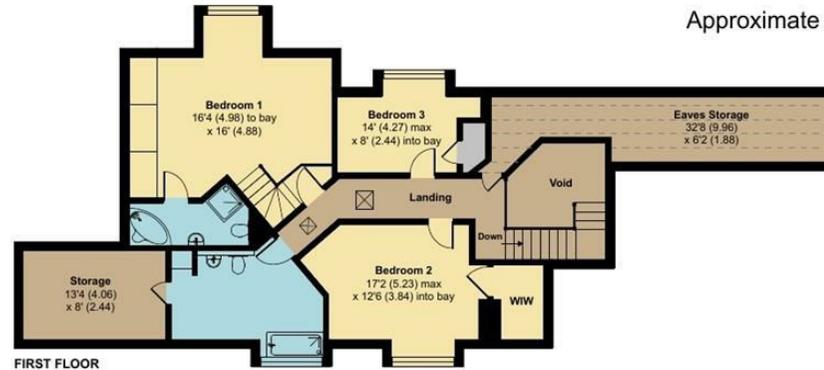
Approximate Area = 3371 sq ft / 313.2 sq m (excludes void)

Limited Use Area(s) = 185 sq ft / 17.1 sq m

Garage = 394 sq ft / 36.6 sq m

Total = 3950 sq ft / 366.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Fine & Country. REF: 1013878

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 vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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