



 FINE &
COUNTRY

3 Manor Place
Kingswood, Surrey, KT20 6AE

Property at a glance

- Four Bedroom Townhouse
- Modern Kitchen/Diner/Family Room
- Well Proportioned Sitting Room With French Doors Onto The Garden
- Four Bedrooms
- Three Modern Bath/Shower Rooms
- Underfloor Heating To The Kitchen
- Downstairs Cloakroom
- Off Street Parking For Several Cars
- Quiet Cul De Sac Location
- Walking Distance To Kingswood Village & Railway Station

Setting

This town house property is situated in the village of Kingswood which provides a comprehensive parade of local shops including a convenience store/post office, hairdressers, Coughlans Bakery, Londis, beauticians, an Indian restaurant 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.

£1,100,000 Freehold

3 Manor Place

Tucked away within a peaceful cul de sac, just a short stroll from Kingswood Village and its railway station, this beautifully presented end of terrace townhouse offers elegant and versatile living arranged across three floors. Combining contemporary style with well balanced accommodation, the property provides just over 2000 sq. ft. of light-filled living space, ideally suited to modern family life.

The welcoming entrance hall, finished with wooden flooring, leads through to an impressive open plan kitchen, dining and family room, an excellent sociable space for both everyday living and entertaining. The kitchen is appointed with a comprehensive range of cabinetry, quartz worktops and integrated appliances. The bright dual aspect family area enjoys an abundance of natural light, with French doors opening onto the garden and creating a seamless connection between indoor and outdoor living. A cloakroom completes the ground floor accommodation.

The first floor offers a particularly elegant reception room, accessed via double doors, with French doors overlooking and leading onto the garden. This level also provides a generous double bedroom with fitted wardrobes and an ensuite shower room, together with a further double bedroom served by the family bathroom.

Occupying the top floor, the principal bedroom suite provides a peaceful retreat, complete with fitted wardrobes and a well appointed ensuite bath and shower room. A fourth double bedroom, currently arranged as a study, completes the accommodation.

Externally, the property benefits from a private driveway providing parking for several vehicles. To the rear lies a beautifully maintained split level landscaped garden, predominantly laid to lawn and complemented by a variety of established plants and shrubs, creating a pleasant and private outdoor setting.



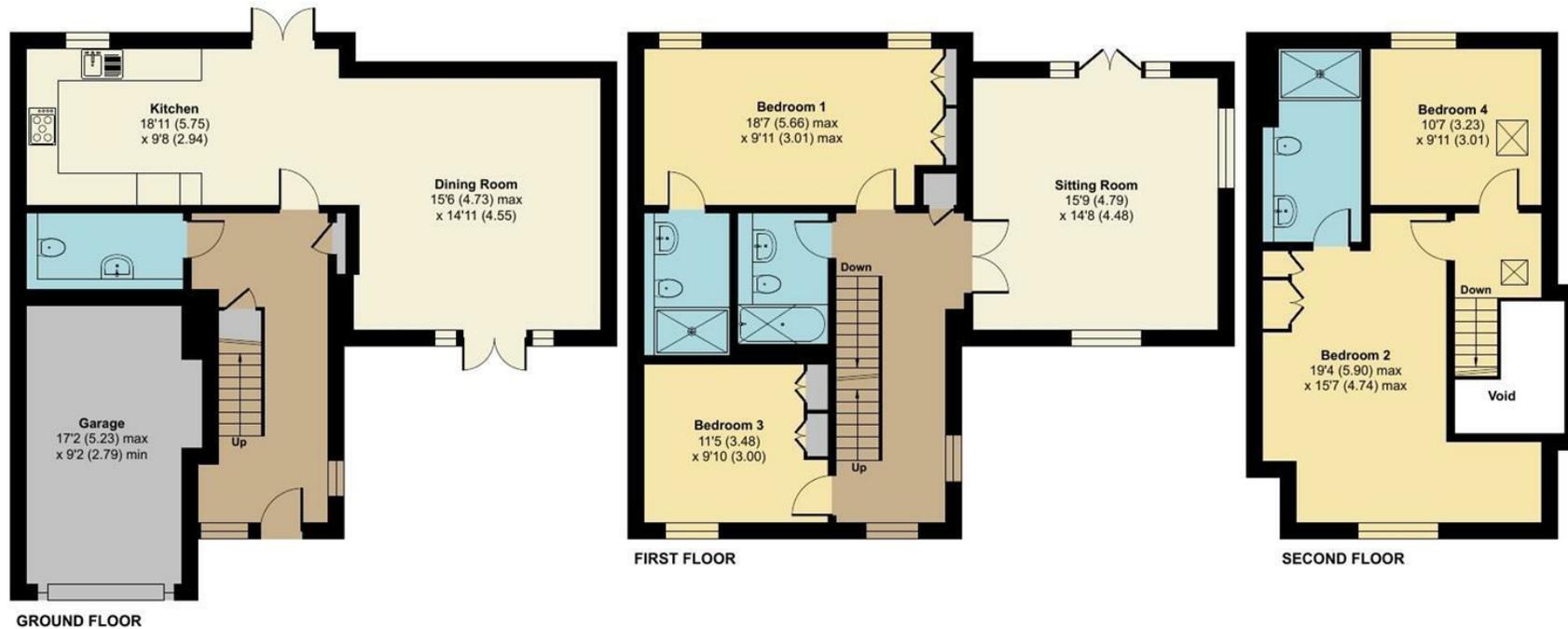
Manor Place, Kingswood, Tadworth, KT20

Approximate Area = 1911 sq ft / 177.5 sq m (excludes void)

Garage = 171 sq ft / 15.8 sq m

Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale



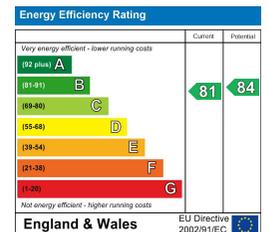
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have 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.





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