



**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
- No On-Going Chain

## 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, off licence, Waterhouse Cafe, 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.

**£1,215,000 Freehold**

# Wraymead

New to the market 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. The property requires updating but has been fitted with brand new carpets and the paintwork has recently been refreshed. There is potential to extend the property, planning permission was granted many years ago which has now lapsed.

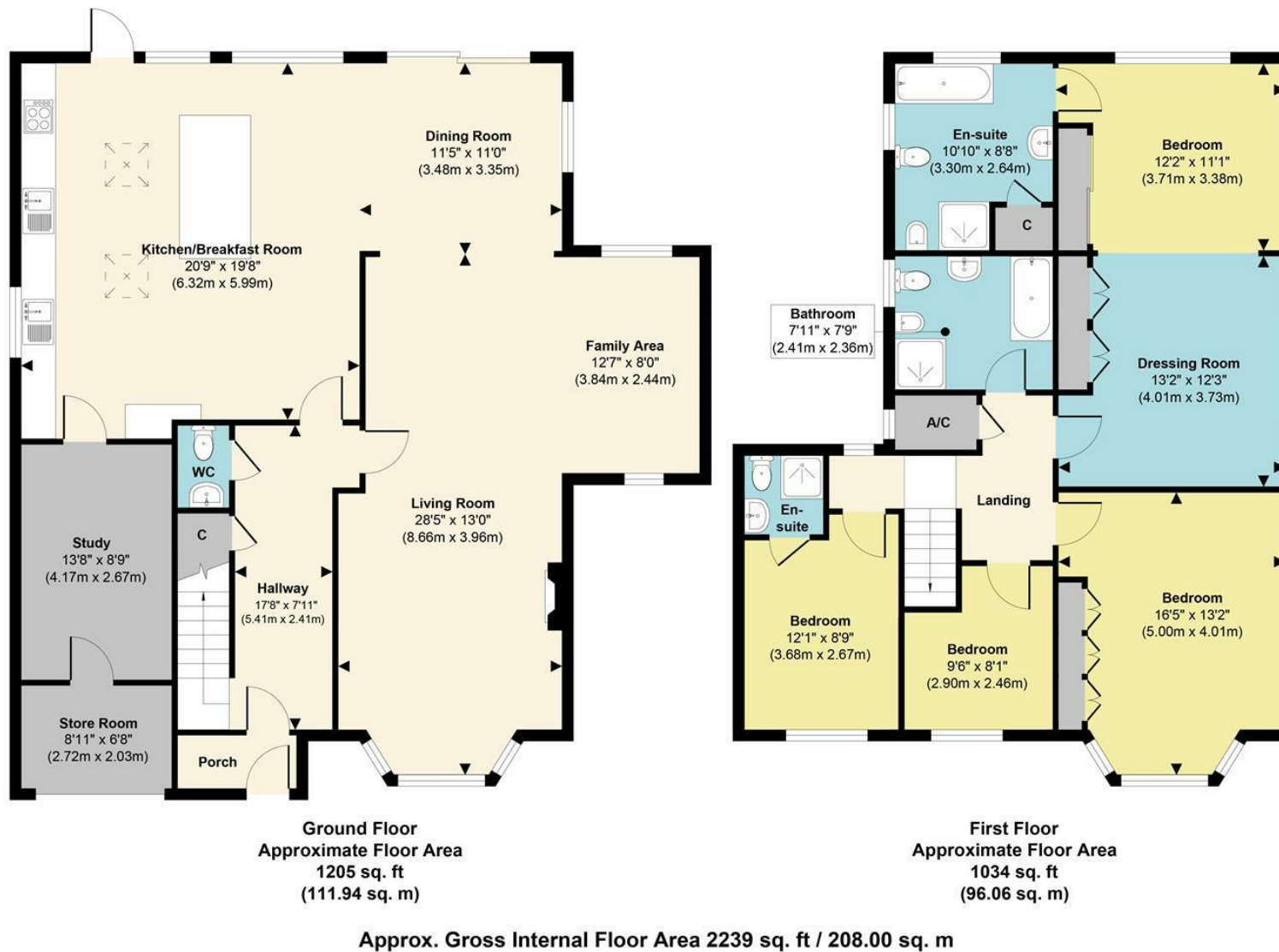
The accommodation comprises of a spacious entrance hall with access to the cloakroom, a living room with a study/family area and access to the large open-plan kitchen/breakfast/dining room with patio doors leading to the rear garden. The main part of the garage has been converted into a home office with 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. The property is offered to the market with no on-going chain.

\*In 2021 the vendors discovered an area of their flower bed with Japanese Knotweed, approximately 50 feet from the rear terrace of the house. A 5 year IPMP was instigated, backed up by a 10 year Insurance backed guarantee. Paperwork and further information available on request.\*





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) <b>A</b>			
(81-101) <b>B</b>			
(69-80) <b>C</b>			
(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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