



**FINE & COUNTRY**  
Kingswood

*Mascots*

Beech Drive, Kingswood, Surrey KT20 6PJ

## Property at a glance

- Six Bedroom Family Home
- Indoor Swimming Pool
- Close to Village & Station
- Concrete Floors Throughout
- Period Style Design
- Crestron Audio & Visual
- Central Vacuum System
- Air Conditioning To Principal Rooms
- Gated Entrance
- No Onward Chain

## Setting

This luxury home 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.

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.

**O.I.E.O £3,000,000 Freehold**

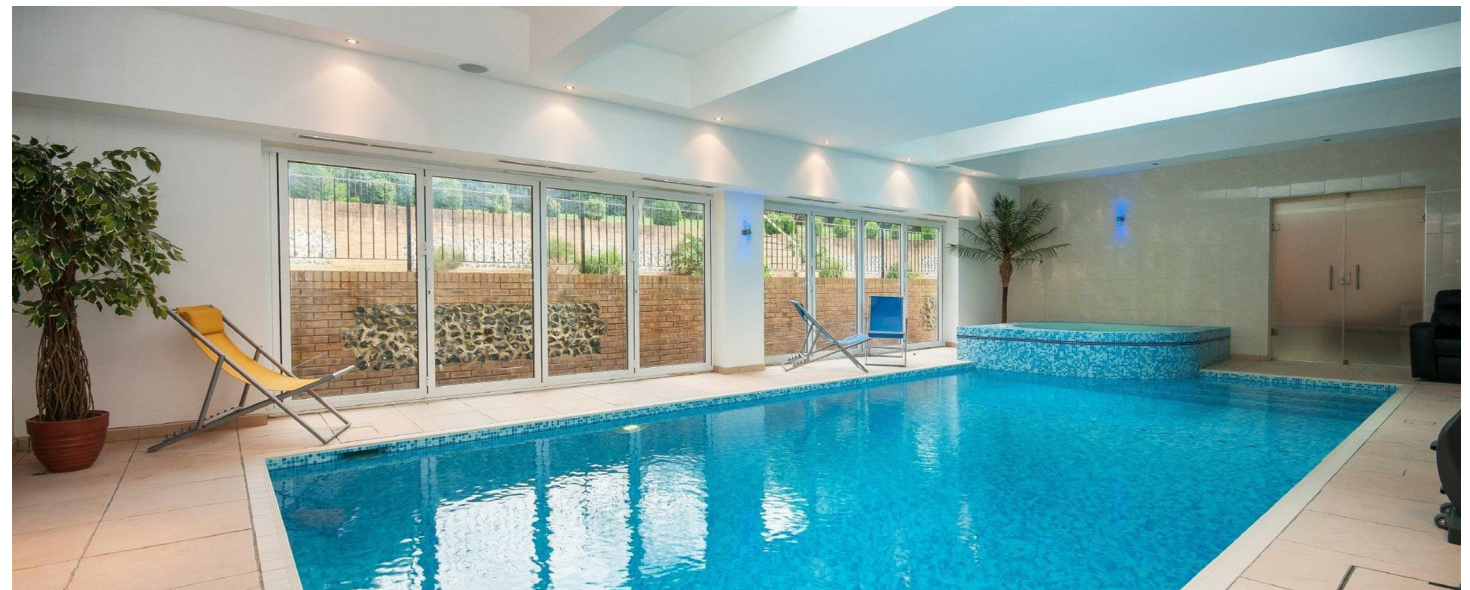
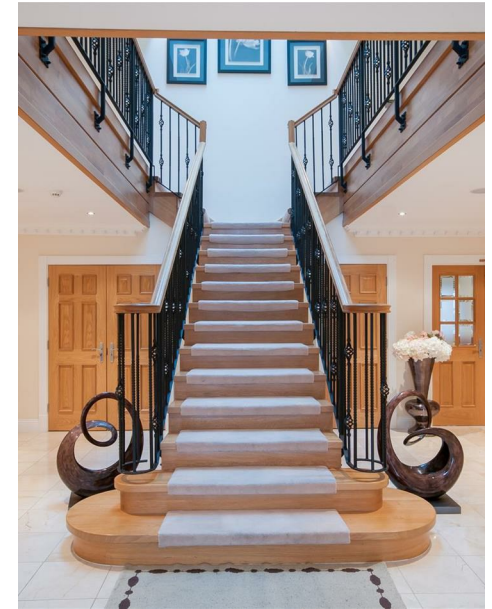
# Mascots

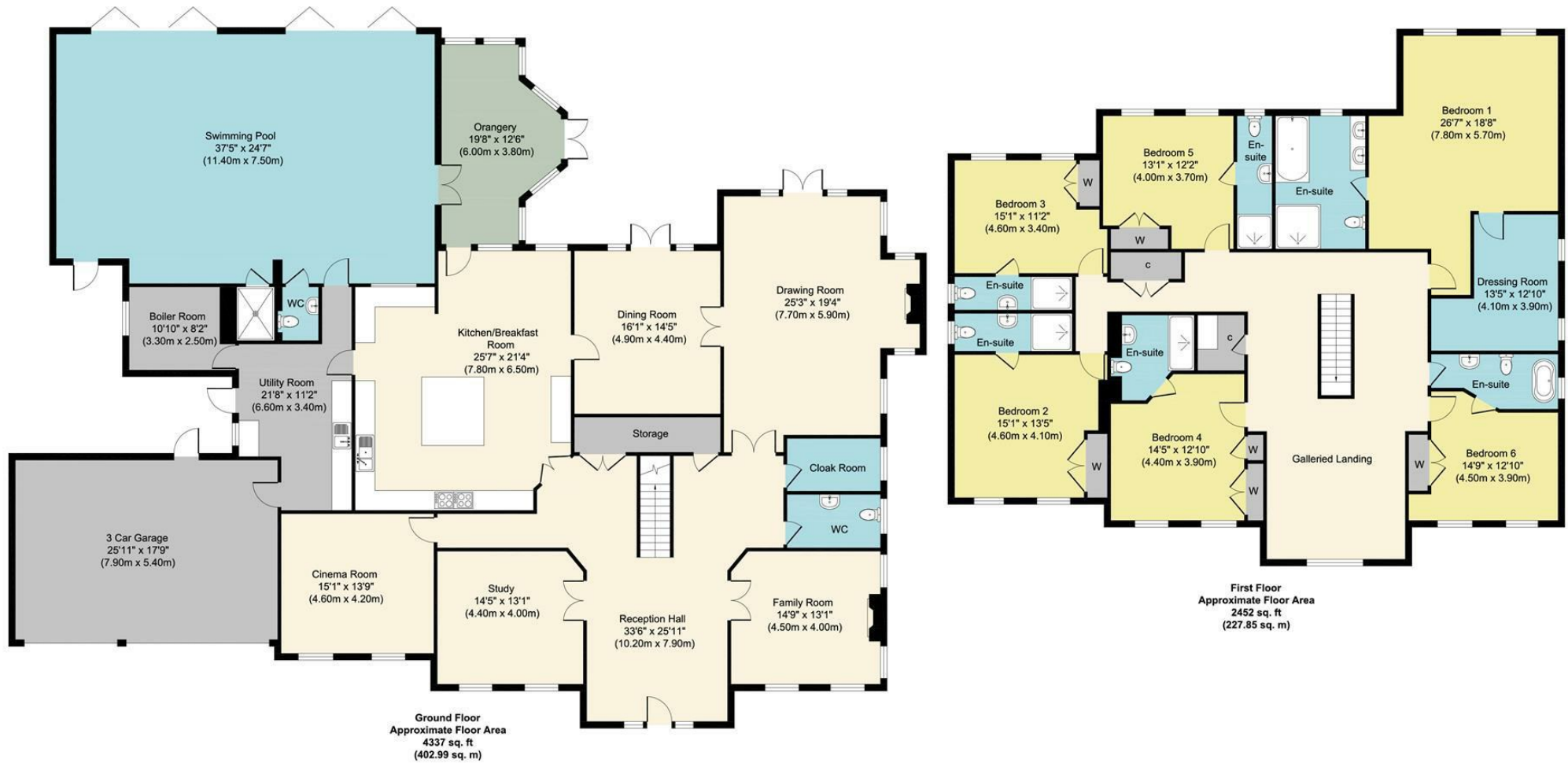
Mascots is a period style family home, individually designed and constructed by Sycamore circa 2008. The accommodation is laid out across two floors including an impressive reception hall, a galleried landing, a fitted cinema room and a fabulous indoor swimming pool complex with adjoining orangery.

The internal finish is superb and combines natural stone, wood and marble components. Integrated lighting and sound systems are sophisticated whilst the underfloor heating is controlled centrally.

The ground floor consists of a study, family room, cinema room, drawing room, dining room, utility room, kitchen/breakfast room, orangery and swimming pool complex. The first floor consists of six double bedrooms, all of which enjoy ensuite facilities with special mention for the principal bedroom which also offers a spacious dressing room.

The plot extends to some two thirds of an acre with a wide frontage of almost 140 feet. Entry is through electronically controlled gates, leading to a generous driveway and 3 car garage. the rear garden is tiered with areas designed for large scale entertaining.





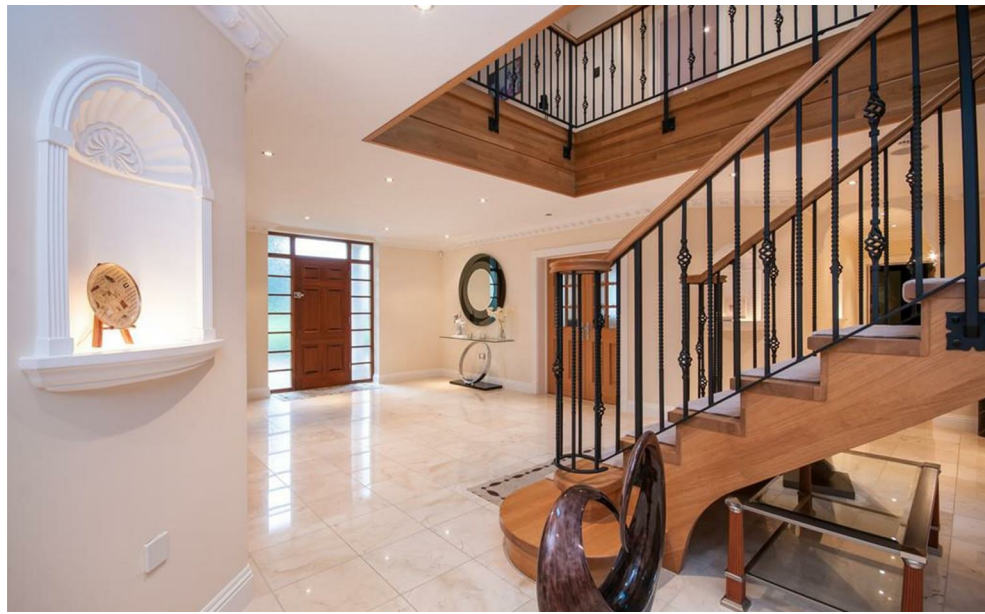
Approx. Gross Internal Floor Area 6789 sq. ft / 630.84 sq. m  
 Approx. Gross Internal Floor Area 8349 sq. ft / 775.70 sq. m (Including Garage, Swimming Pool & Orangery)

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>		77	81
(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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