

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Crazes
Heather Close
Kingswood
KT20 6NY

An exceptional family residence set within a private gated plot on the prestigious Kingswood Warren Estate. Extending to approximately 7,500 sq ft across three floors, this impressive home combines luxurious living with outstanding leisure and entertainment facilities, including an indoor pool, dedicated snooker room, self-contained 2 bedroom annexe and an extraordinary entertainment basement.

OIEO
£2,600,000



- Private gated plot at the end of a secluded no-through road
- 5 bedrooms with 2 ensembles & dressing room to the primary
- Self-contained Two Bedroom Annexe
- Integrated Control4 smart home system
- Private landscaped rear garden with terraces and lawns
- Approximately 7,500 sq ft of accommodation
- Indoor Swimming pool and Snooker room
- Exceptional entertainment basement
- Integral garage
- Walking distance to Kingswood village amenities and station



PROPERTY DESCRIPTION

Nestled in it`s private and secluded gated plot at the end of a private no through road in the heart of the sought after Kingswood Warren Estate, we have a home that is diverse as it is substantial, providing circa 7500 sq ft of accommodation over three floors, including an entertainment basement - the like of which you are unlikely to have ever encountered! A dedicated snooker room, indoor leisure pool, and a self contained annexe, providing an ideal facility for multi-generational living, work or leisure facilities.

This is a home that is not wanting for anything, as the floor plan and photography hopefully shows, but what you can`t see on either is the specification and technology that neatly integrates within the structure and very function of day to day living. From a centralised Control 4 system, one is able to control lighting, Sky, and music, as well as the cinema equipment, blinds and CCTV, Spotify, and of course a door intercom with cameras, all served by touchscreens and mobile App. Additional features include fingerprint entry to the front door, underfloor heating in most areas of the ground floor, part of the 1st floor and full basement; and an EV charger. Perhaps a particular mention should be made to the basement area, with it`s own dance floor with DMX system, Music Studio, bespoke fitted bar, additional office spaces and even doors to a staircase leading you up to the gardens.

To the outside, the large drive and forecourt area provides ample private and visitors parking, as well as access to the integral garage, whilst the rear garden combines terraced areas with lawns and well established borders, all giving high levels of privacy and a great space in which to entertain through the summer months.







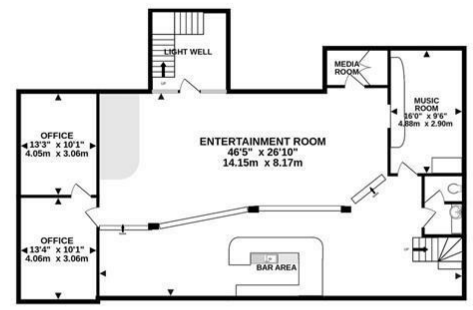
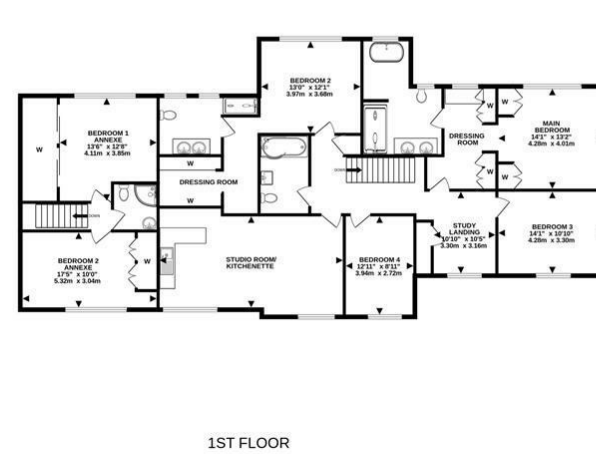
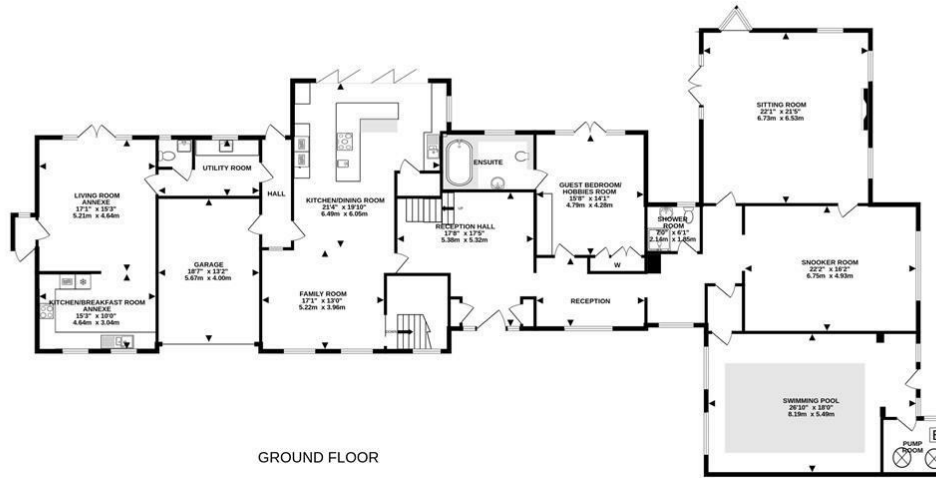
LOCAL AREA AND AMENITIES



The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, Indian restaurant and of course the well known Kingswood Arms public house. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

For further details or to arrange a private viewing please contact our Sales team on 01737 817718.

A large white stylized signature or logo, possibly representing the initials 'CJ'.



TOTAL FLOOR AREA : 7461 sq.ft. (693.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
EU Directive 2002/91/EC	79
England & Wales	73

Crazes, Heather Close

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: C
 COUNCIL: Reigate and Banstead
 TAX BAND: C

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT