

# Kennedys'

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, Woodland Way  
Kingswood  
KT20 6NW

Hoylands represents an exceptionally rare opportunity to acquire two separate adjoining luxury apartments within the prestigious Kingswood Warren Estate. Together they offer over 5,000 sqft of accommodation. The properties, Hoyland Down and Upper Hoyland, create exceptional homes arranged across multiple levels.

£2,500,000



- Two separate adjoining properties
- Combined seven bedrooms
- Double garage with guest studio
- Set within the exclusive Kingswood Warren estate

- Over 5,000 sqft of accommodation
- Cinema room in Hoyland Down
- All behind private gates
- Viewings on appointment only





# PROPERTY DESCRIPTION

These properties features include; generous reception spaces, cinema and media rooms, several double bedrooms, private balconies and terraces, a guest studio, double garage with guest studio and ample gated parking. Hoylands offers a unique combination of privacy, scale, and versatility, making it a truly outstanding home, or multi-generational living opportunity.

For a full detailed description of each home, please refer to their individual listings where further photography can also be found.

Hoyland Down:

Upper Hoyland:



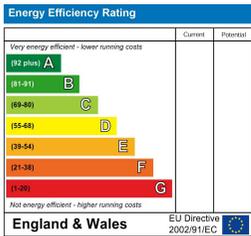




# PROPERTY DESCRIPTION



*Handwritten signature or initials.*



# , Woodland Way

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

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

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