

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Upper Hoyland, Woodland  
Way  
Kingswood  
KT20 6NW

This exceptional duplex apartment offers approximately 2,500 sq. ft. of beautifully arranged living space over three floors, finished to an excellent modern standard. The property provides bright and versatile accommodation with elegant windows that floods the interiors with natural light. Features include underfloor heating, double glazing, Cat 5 and HDMI ports, a Sonos speaker system throughout and CCTV to the perimeter.

£1,250,000



4



2



3



3

- Four bedroom luxury apartment located in the Kingswood Warren Estate
- Lounge with feature fireplace and bifolds to balcony
- Principle bedroom with ensuite bathroom
- Under floor heating throughout
- Insulated garage and off street parking
- Kitchen/dining area with access to balcony
- Utility space
- Feature hand built glass and walnut staircase
- Wealth of storage
- Viewings on appointment only





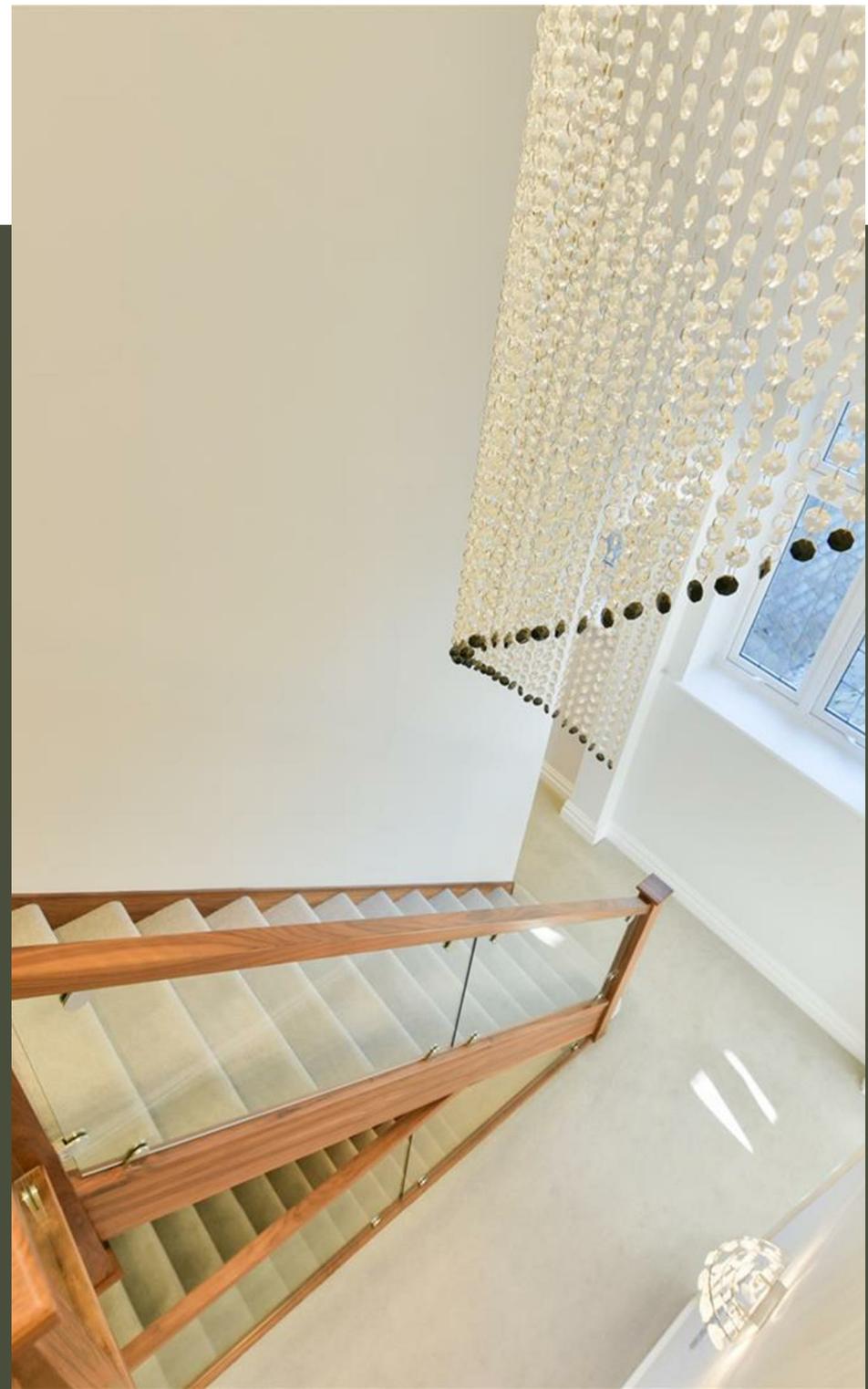
# PROPERTY DESCRIPTION

The property is approached through electric wooden gates, opening onto a forecourt which provides ample private and guest parking, along with access to a insulated garage. Upper Hoyland is entered via a covered porch opening into a spacious and welcoming hallway.

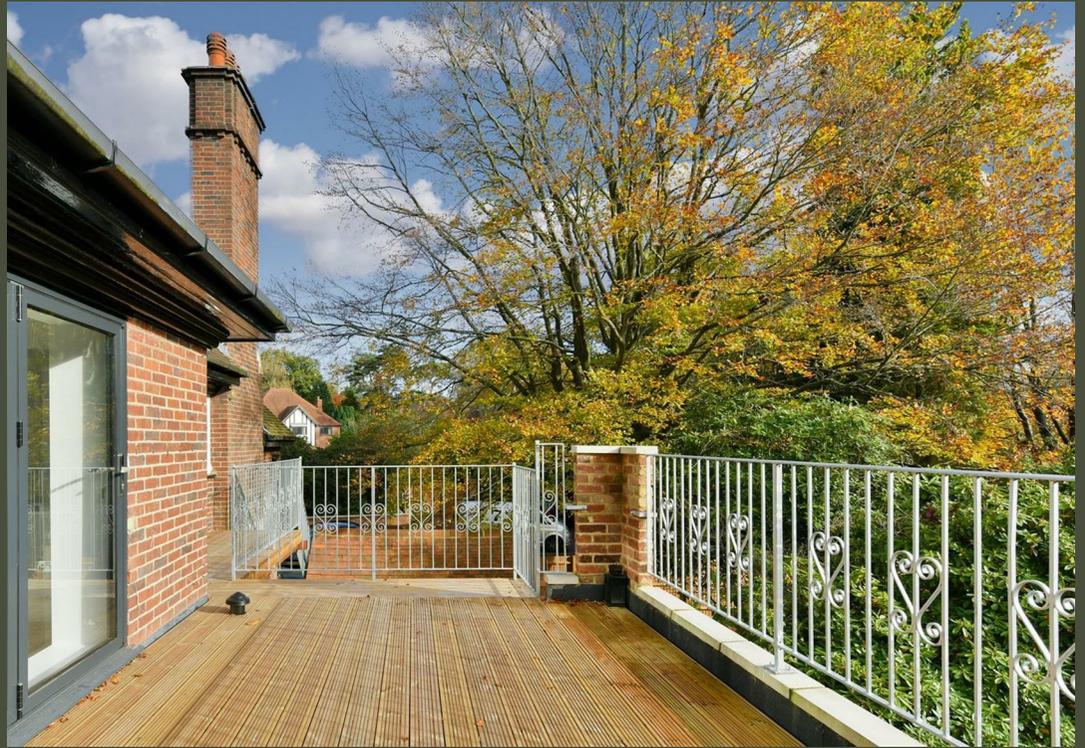
An impressive hand-built solid walnut and glass staircase leads to the first floor, which features a large lounge with bi-fold doors opening onto a decked entertaining balcony. A double bedroom with a contemporary Jack and Jill shower room sits between the bedroom and lounge, with a further double bedroom, media room and family bathroom. The kitchen with dining space is hub of the house and benefits from modern resin composite work surfaces, breakfast bar, AEG and Zanussi built-in appliances, a porcelain tiled floor, and French doors opening onto the decking area completing the first floor.

The second floor, also accessed via the stunning walnut and glass staircase, boasts a generous principal bedroom suite with dressing room/bedroom four and a large en-suite bathroom featuring a walk-in shower and a modern freestanding oval bath positioned within the window. There is also a utility/boiler room located off the staircase.

Some of the many features of Upper Hoyland include solid walnut doors throughout, underfloor heating, the striking hand-built walnut and glass staircase, data points, Sky and HDMI connections in each room, contemporary light fittings, luxurious sanitary ware, Sonos speakers in most rooms, CCTV, alarm system, and an insulated garage.









# PROPERTY DESCRIPTION

The property is situated on one of Kingswood's most desirable residential roads. The village of Kingswood provides a reliable commuter rail service to London, as well as a small parade of shops for everyday needs, including a newsagent, café, restaurants, beauty salons, wine merchant and of course The Kingswood Arms. There are also two local golf courses nearby, along with a selection of highly regarded private and state schools within easy reach.

The nearby villages of Banstead and Tadworth provide further shopping and amenities, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway can be reached at Junctions 8 and 9, which are approximately equal distances between Gatwick and Heathrow airports.

For further information, or to arrange a private viewing of this beautiful and rare home, please contact Peter Kennedy or a member of the sales team.

A large, stylized white signature or logo.

**MAIN DWELLING AND GARAGE**  
 226.8 SQ.M (2456 SQ.FT)  
 (BALCONY EXCLUDED)

All measurements are approximate and for display purposes only

*Kennedys'*



Energy Efficiency Rating	
Current	Potential
73	75

Very energy efficient - lower running costs  
Mid energy efficient - higher running costs  
**England & Wales** E.U. Directive 2002/91/EC

# Upper Hoyland, Woodland Way

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

TENURE: Leasehold  
 EPC RATING: C  
 COUNCIL: Reigate and Banstead  
 TAX BAND: F

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.



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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

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