

Kennedys'

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Long Orchards, Flat 10,
Copthill Lane
Tadworth
KT20 6HN

A rare and beautifully upgraded 1,700 sq ft penthouse within an exclusive gated development in Kingswood. Offering spacious single-level living with a generous reception room, balcony, two bedrooms, study and immaculate communal grounds, it delivers modern luxury just moments from village amenities and the station.

£745,000



- Two generous bedrooms, main with en-suite plus additional bathroom
- Spacious sitting/dining room with rear balcony
- Study cleverly designed into the roof space plus versatile walk-in store room
- Rare 1,700 sq ft penthouse within a small private gated development
- Upgraded kitchen, flooring, and air conditioning to lounge
- Beautifully maintained communal gardens, lift, open bay garage and security entry system



PROPERTY DESCRIPTION

Whether looking for a bolt hole, a downsize, or perhaps something that provides luxury living on one floor, within a small private development, we think we might have just the thing. Introducing a rare penthouse apartment, offering just over 1700 sq ft of footprint, with open bay garage, set behind private gates and enjoying the benefit of beautifully tendered communal gardens, all whilst being situated on the edge of Kingswood village.

We sold the apartment to the current owners when new, and they have spent 17 happy years there, whilst spending time working and travelling, but it is time to make the move, and we are delighted to make this apartment available to the next owner. Whilst the original specification was of the highest order, the current owners have continued to raise the bar, including a replaced kitchen, upgraded flooring, air conditioning in the lounge, and more besides.

Of the many features that exist, the main sitting/dining room of 24'3 by 21'5 is right up there, together with a rear balcony, and one of our favourite rooms is the study, which utilises the roof space to the max. There are also of course two very generous bedrooms, with en-suite to the main bedroom, separate bathroom, and a very handy walk in store room, which could easily have any number of purposes. The communal areas are all well maintained to a high standard, including the lift, security intercom, gardens and gravel forecourt, all situated behind private wrought iron gates.







PROPERTY DESCRIPTION



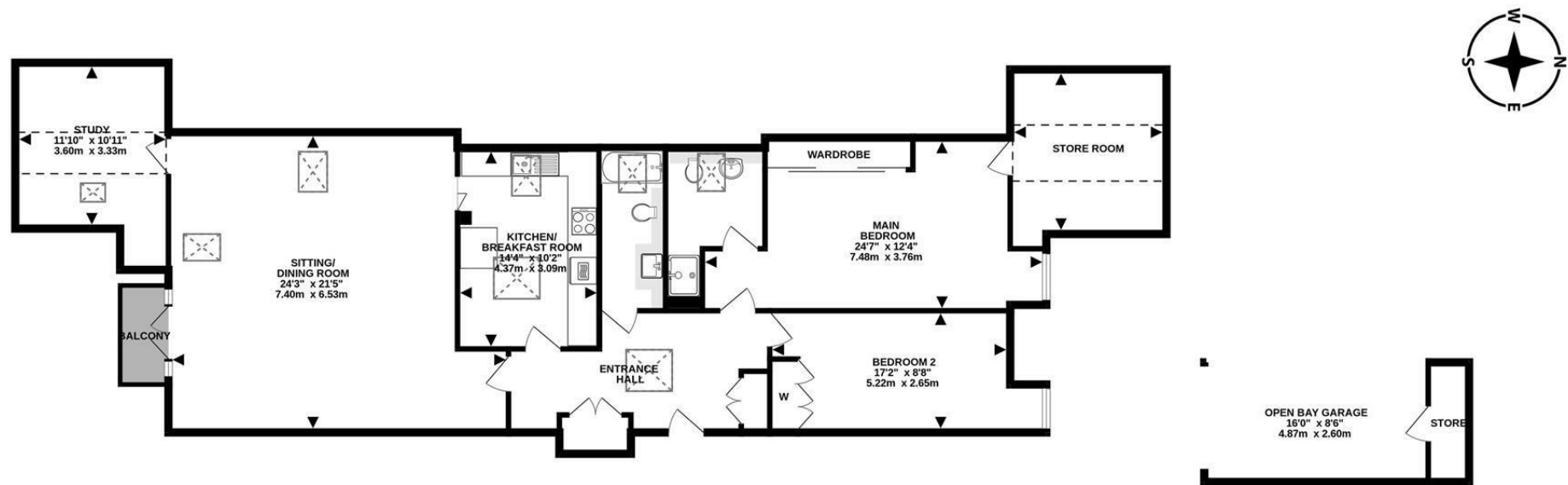
The apartment enjoys a prime position close to the heart of Kingswood Village, a highly regarded residential area that offers a comprehensive selection of day-to-day facilities, including boutique retailers, cafés, and dining options.

Kingswood Station provides regular services to London Bridge and Victoria in approximately 45 minutes, while Junction 8 of the M25 is just 1.7 miles away, offering excellent connectivity to the wider motorway network. Both Gatwick and Heathrow airports are within easy reach, making this an ideal location for regular travellers.

The surrounding area also offers a wealth of leisure options, with four prestigious golf courses nearby – Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Club. Equestrian enthusiasts will appreciate the local riding schools and stabling facilities, and the scenic Surrey countryside offers further opportunities for walking, cycling, and outdoor pursuits.

This apartment presents an excellent opportunity to secure a comfortable and well-positioned home with a balance of lifestyle, convenience, and privacy.

For more information or to arrange a viewing, please contact Andy Kennedy or a member of our sales team on 01737 817718.



TOP FLOOR
1553 sq.ft. (144.3 sq.m.) approx.

GARAGE
161 sq.ft. (15.0 sq.m.) approx.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	82 82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1714 sq.ft. (159.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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TENURE: Leasehold - Share of Freehold

EPC RATING: B

COUNCIL: Reigate and Banstead

TAX BAND: F

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