Kennedys'

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Old Trees, Woodland Way
Kingswood
KT20 6NN

Set in the heart of Kingswood Warren on a beautiful plot of some 1.2 acres, with a private gated entrance, Old Trees manages to be both imposing and elegant; not something you see every day.

£3,500,000

6 3

5 8+



- Situated on a private road within the ever prestigious Kingswood Warren Estate
- Top floor cinema room
- Recently refurbished throughout
- Close to transport links and local amenities
- 6 bedroomed family home, 4 of which ensuite
- Outdoor kitchen and grill area
- Set on approx. 1.2 acres
- Just under 7,000 sq ft of accommodation







PROPERTY DESCRIPTION

When looking at the architectural history of the past hundred years, it is difficult to underestimate the importance of the 1930`s and 50`s, and particularly in the Surrey Downs area and villages such as Kingswood. The era bridged the gap between the Victorian style home and what we recognise today as modern homes, whilst retaining character and charm, not to mention architectural interest, including chimneys, brickwork detailing, feature fireplaces, wooden floors, and more besides. Yes, there were probably too many rooms compared to modern homes, the concept of open plan spaces such as kitchen/breakfast areas hadn`t caught on by then, and overall, the houses were not of a size that compare to modern expectations, but what they did give us was the framework, location and often lot sizes that are increasingly difficult to find today. In terms of modern expectations, standards have risen sharply since the turn of the century, and Kingswood is a great example of traditional and modern homes co-existing within a private housing estate, as they do in The Warren. There are, however, very few homes in The Warren that combine the two, that, if you like, give you the best of both worlds, and so it is with the greatest of pleasures that we give you Old Trees. Set on one of the last remaining plots that measure at least 1.2 acres, in the heart of the estate, set back behind private gates, and providing a total of just under 7000 sq ft of footprint including outbuildings, Old Trees is a handsome Costain home , believed to have been built in the mid 1930`s, but today is a home that has been on something of journey over the years, and in particular since the arrival of it`s current owners some 10 years ago. The layout is proudly bottom heavy, yet retains a great bedroom to bathroom ratio, and The Old Trees you see today is largely down to the vision and meticulous execution of our clients, ensuring the perfect blend of traditional and modern, both in and outside. There are glimpses of the modern twist as you drive up to the house, courtesy of the new windows, and then again from the hallway, where the feature fireplace remains but the crittall doors that lead to the rear extension hint of more to come, and to be honest that theme continues at every turn; From stunning open plan Shaker kitchen with a huge island and family/breakfast room space, to the wine room, boot room, utility, the high quality bathrooms, top floor cinema room (equipment available subject to negotiation), not to mention the full width terrace, sunken hot tub and deck (available subject to negotiation), pergola, and of course the amazing Bar and Grill area.









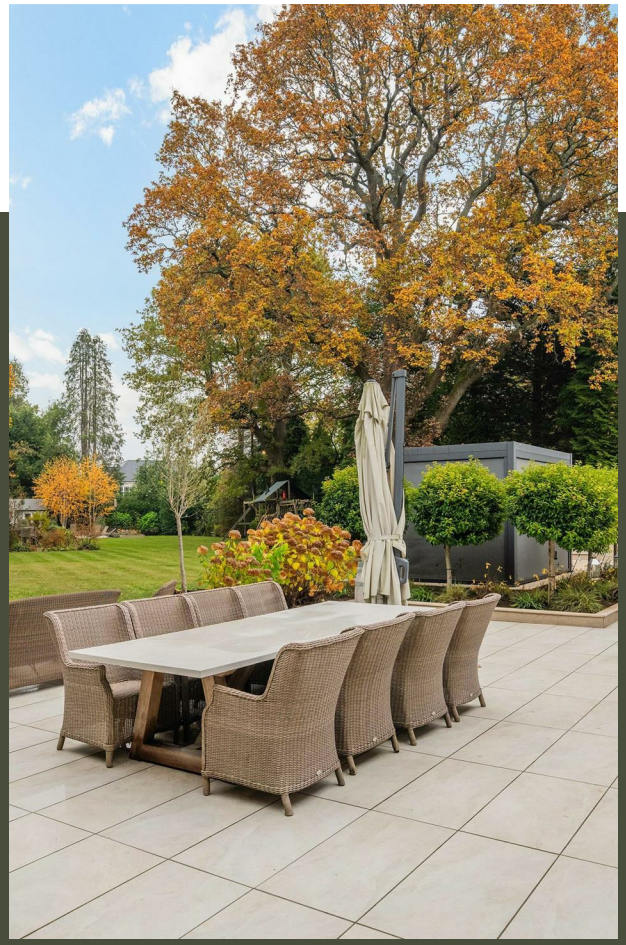







BAR & GRIL


Marshall
Marshall



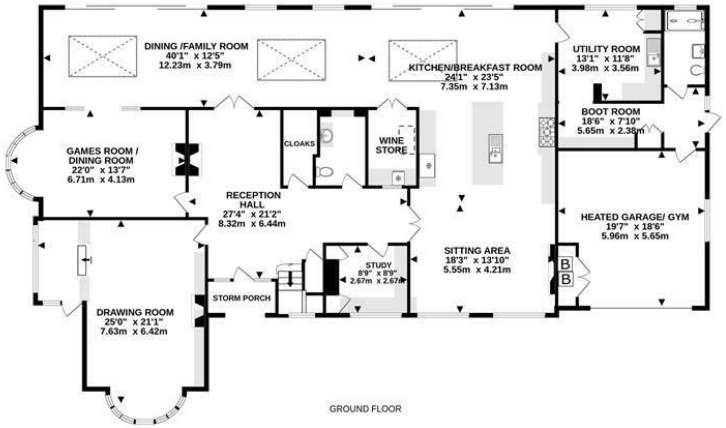
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Old Trees stands on one must be one of the finest remaining single plots in Kingswood Warren, measuring approximately 1.2 acres, with its long central drive being accessed through double private gates,, flanked by beds and sweeping lawns, fountain garden area and access to the garaging, which is currently used as a heated and fitted gym. The rear lawns, oak trees, and outdoor pool at the bottom of the garden with summerhouse, all go along way towards making the outside space just as special and timeless as the inside, and this really is a home and plot for all seasons, to be enjoyed by friends and family all year round.

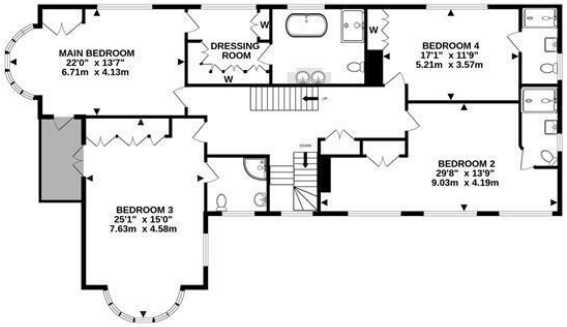
The village of Kingswood provides a reliable commuter line to London, as well as a comprehensive parade of local shops and restaurants, including a convenience store/post office, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Kingswood Primary, whilst further schooling including Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. For the golf enthusiasts there are four world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the RAC golf. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

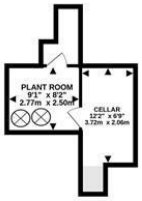
For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.

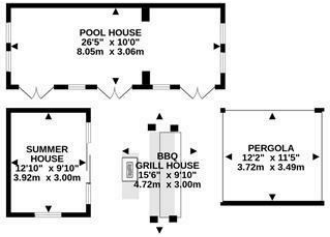
For further information or to arrange a private viewing , please contact Peter Kennedy or a member of our sales team.









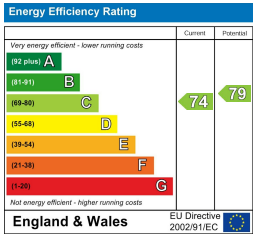




MAIN HOUSE 583.5 SQ.M (6281 SQ.FT) OUTBUILINGS 62.9 SQ.M (677 SQ.FT)

TOTAL FLOOR AREA : 6958 sq.ft. (646.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Old Trees, Woodland

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 & Banstead
TAX BAND: H

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