

# Kennedys'

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Glenbush  
The Chase  
Kingswood  
KT20 6HY

An elegant Colonial-style family home set within one of Kingswood's most sought-after private roads, offering over 3,000 sq ft of beautifully balanced living accommodation within a secluded elevated plot.

£1,895,000



- Detached family home in a private Kingswood location
- 3,000 sq ft of accommodation arranged over two floors
- Large secluded plot
- Five bedrooms and three bath/shower rooms
- Open-plan kitchen, dining and family living spaces
- Close to schools, golf courses, local amenities and the M25 motorway



# PROPERTY DESCRIPTION

Kingswood is often an area that I think most people have a pre-conceived idea about, picturing it as glorified private housing estate piled high with three or four storey executive mansions, small gardens and all fairly close to each other. The reality of course is far from that, and actually Kingswood's heart stems from being a broker belt village whose housing history stems primarily from the Costain family, who built family homes through the late 1930's through to the 50's and whose influence remained for many years. Indeed, it's only in recent years that Costain handed over much of the private roads to the residents, and today, Kingswood is as popular as ever for those looking for a family home within a quiet, private estate.

In Glenbush, we are delighted to offer a home that is as rare as it is sought after, with its Colonial facade looming impressively from the elevated position it holds within its large and secluded plot. Offering just over 3000 sq ft of large and spacious accommodation over just two floors, this is such a well balanced home that particularly serves modern living through large open plan living spaces to the ground floor. With 5 bedrooms, 3 bath/shower rooms, this is a home that would suit most average sized families, whilst affording opportunities to further extend, subject to local authority planning, should any future owner have any desire or need to do so.

The ground floor has been designed with both entertaining and everyday living in mind, centred around expansive open-plan spaces that flow effortlessly between kitchen, dining and family areas. Separate reception rooms provide flexibility for quieter evenings, formal occasions, a playroom or home office space, ensuring the house can adapt beautifully to the changing needs of family life. There is also the potential to reconfigure to allow for an annex, with the existing ground floor shower room and separate reception area.





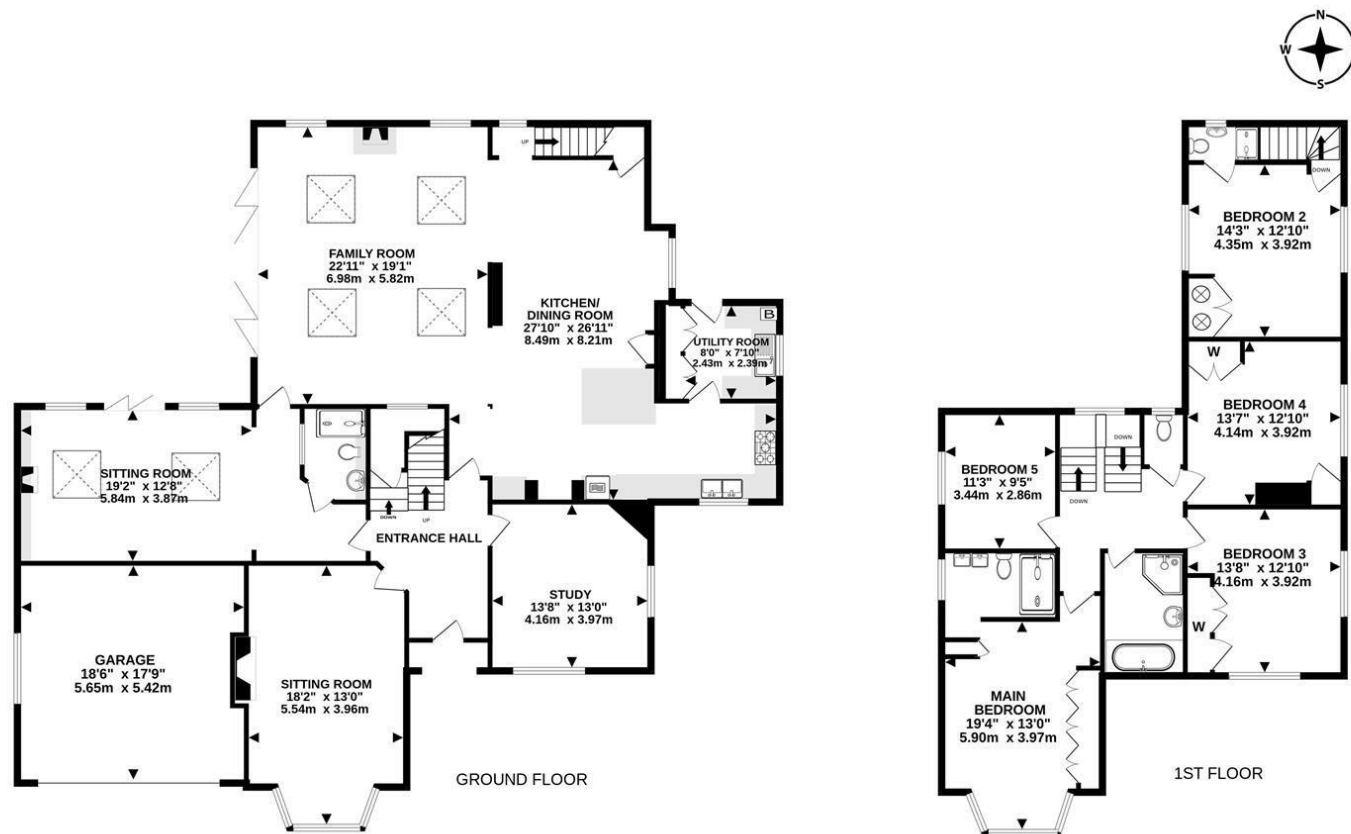


# LOCAL AREA AND AMENITIES

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salon, 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 information or to arrange a private viewing please do not hesitate to get in touch with our Sales team.

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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| 174 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 64                      |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Mid energy efficient - higher running costs |                         |
| 71  |                         |
| England & Wales                             | EU Directive 2002/91/EC |

MAIN HOUSE 288.3 SQ.M(3103 SQ.FT) GARAGE 30 SQ.M (323 SQ.FT)

TOTAL FLOOR AREA : 3062 sq.ft. (284.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# Glenbush, The Chase

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

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

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