

# Kennedys'

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Hoyland Down, Woodland  
Way  
Kingswood  
KT20 6NW

Set within the prestigious Kingswood Warren estate, Hoyland Down is a rare and exceptional home offering over 2,700 sq ft of versatile living space. Behind private gates, this unique property combines timeless character with modern comforts, featuring a substantial three-bedroom apartment, cinema room, guest studio, and private garage.

£1,395,000



3



4



4



5+



- Set within the exclusive Kingswood Warren estate
- Over 2,700 sq ft of versatile accommodation behind private gates
- Spacious three-bedroom apartment with private access front and rear
- Cinema room, study/ancillary room, guest studio and private garage
- Plans available for future extension and development potential
- Excellent local amenities, schools, golf clubs, and direct London links



# PROPERTY DESCRIPTION

The Kingswood Warren estate is widely regarded as one of the most desirable residential locations in the Surrey Hills, known for its peaceful setting, impressive homes, and tree-lined avenues. Properties here rarely come to the market, and those that do are often considered some of the finest homes in the county. It is therefore a genuine privilege to be able to bring to market one of the most distinctive and rare opportunities we have handled in over twenty-one years.

Hoyland Down offers over 2,700 sq ft of accommodation, thoughtfully arranged to provide both space and versatility. The home is one of two luxury apartments, the main residence is a substantial three-bedroom apartment with its own private access from both the front and rear, creating a real sense of independence and exclusivity. On the lower ground floor, there is a cinema room alongside a study/ancillary room, offering flexible space that could suit a range of uses depending on the needs of the next owner. In addition, the property benefits from a garage and separate guest studio, making it ideal for visitors, extended family, or even home office use.

Set behind private gates and approached via a generous open forecourt area, the property enjoys a sense of privacy and security while still retaining the welcoming feel of a home. Internally, Hoyland Down manages to successfully combine character features with modern standards, creating an environment that is both timeless and practical. For those looking to take the property even further, approved plans are available for a future side extension, providing scope to adapt and grow the home to suit evolving requirements.

This is a rare chance to acquire a property that not only offers space, with three meter height ceilings throughout, and flexibility but is also set in one of the most exclusive and well-regarded parts of Surrey.









# PROPERTY DESCRIPTION

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, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians and The Kingswood Arms public house.

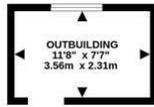
Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Kingswood Primary, whilst further schooling including Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate.

For the golf enthusiasts there are three world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the Royal Automobile Club. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

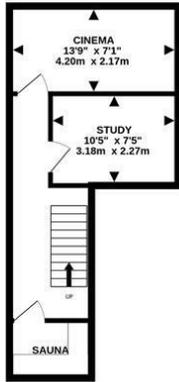
For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing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

Planning permission link: <https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STOE5AMVOSW00>

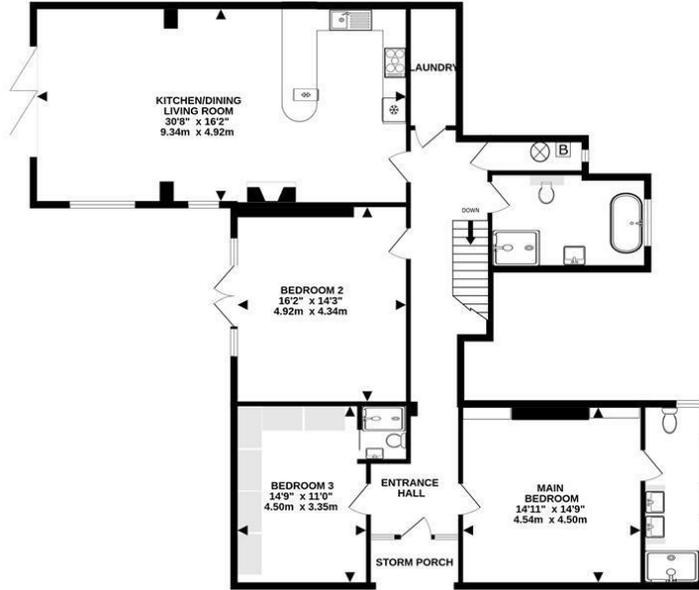
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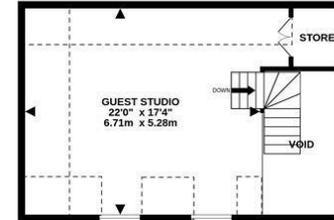
OUTBUILDING  
88 sq.ft. (8.2 sq.m.) approx.



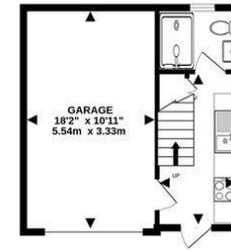
BASEMENT  
305 sq.ft. (28.3 sq.m.) approx.



GROUND FLOOR  
1563 sq.ft. (145.2 sq.m.) approx.



STUDIO OVER GARAGE  
455 sq.ft. (42.3 sq.m.) approx.



GARAGE  
318 sq.ft. (29.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C	69	73
(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 : 2731 sq.ft. (253.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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# Hoyland Down, 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 & Banstead

TAX BAND: E

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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