

# Kennedys'

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Fairlawn, The Glade  
Kingswood, KT20 6LL

This fabulous five bedroom detached period property has been fully renovated by the current owners, adding a swimming pool and pool house making for an ideal family home located in one of Kingswood's premier roads. The property comes with approved planning permission to build a single storey side and rear extension.

£2,000,000



5



4



3



6+



- Beautifully refurbished detached period property located in a private road
- \*Approved planning permission for single storey side and rear extension\*
- Sitting room with feature fireplace
- Wealth of original period features throughout
- Garage and off street parking for several cars
- Five bedrooms
- Dining room
- Spacious hallway with original parquet flooring
- Extensive gardens with pool, pool house and covered dining area
- Further drawings have been produced for a full dual storey side extension (Subject to planning)



# PROPERTY DESCRIPTION

We were delighted to sell Fairlawn to the current owners only a few years ago, and Peter Kennedy has been in regular contact with our clients over that period, watching and admiring the constant work and improvements that have been made in almost every aspect of the property, not only inside, but just as importantly in the external areas and landscaping.

In fact, this is not the first time that Kennedys' have worked with the owners; we acted for them and sold their previous home in Tadworth, so we are familiar with their consuming desire to do things right, not cut corners, to think through things with a clear mind and then execute with great style. So it is of no surprise that they have done exactly that to Fairlawn but on another whole level. It is genuinely hard to know where to start, with the extensive list of improvements extending as long as the proverbial arm, but if you think of it, they've probably done it. From flooring to lighting, hand-built furniture, beautiful new bathrooms, and stylish new décor throughout, everything is of an exacting standard.

Fairlawn offers a total of some 4,300 sq ft including garage and outbuildings, with the living accommodation being laid over three floors, offering 5 bedrooms, with a luxury en-suite to the main bedroom, a family bathroom, and including a guest suite to the top floor. To the outside, the property is approached via a set of newly built private gates, with intercom security, giving access to an open and generous driveway and the detached garage. The extensive gardens, which measure some 0.59 of an acre, have been landscaped by the owners, including a recently installed swimming pool, covered dining area, pool house, garden store, new turf, extensive planting, and more besides.





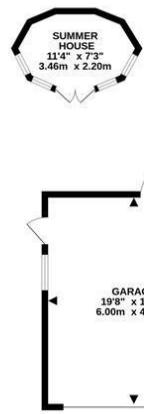
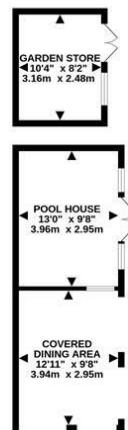




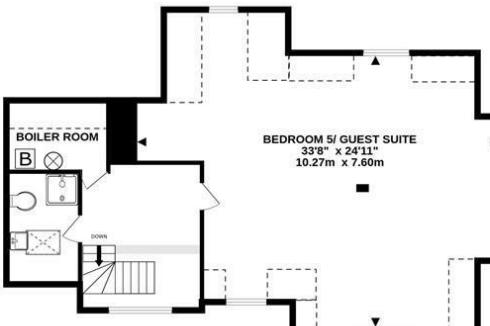
## PROPERTY DESCRIPTION

We hope that you've heard enough to want to come and see this beautiful home, which is set on one of the most sought-after private roads in Kingswood, close to the village and everything it has to offer. We have gone to great lengths to also provide further visual clues by providing an extensive range of high-quality photographs, together with a video reel which gives you a great insight, so if you would like to arrange a private viewing, or you have any further questions, please contact a member of our sales team.

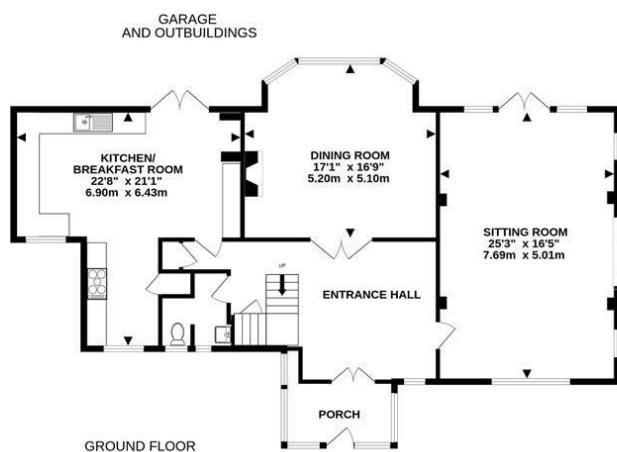
Council Tax Band: H



63  
Freehold  
H



2ND FLOOR



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 4541sq.ft. (421.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

EPC: D

TENURE: Freehold

COUNCIL: Reigate and Banstead

TAX BAND: H

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