

# Kennedys'

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Furze Hill Cottage, Furze Hill  
Kingswood  
KT20 6HB

Set on a generous 0.42-acre south-west facing plot, Furze Hill Cottage offers over 2,100 sq ft of living space with four bedrooms and three reception rooms. Believed to date from the 1920s, this much-loved home presents a rare opportunity for refurbishment, extension, or redevelopment (STPP) in one of Kingswood's most sought-after locations.

£1,200,000



- Rare opportunity in sought-after Kingswood location
- 4 double bedrooms
- Scope to refurbish, extend or redevelop (STPP)

- Over 2,100 sq ft
- Double garage, wide frontage, and ample parking
- Close to village amenities





# PROPERTY DESCRIPTION

Believed to have been built in the early 1920's by Costain Homes, on a beautiful, flat, wide plot of some 0.42 acres, and with the added benefit of enjoying a secluded south west facing rear aspect, Furze Hill Cottage is a home that offers a wealth of opportunities, from extending and refurbishing to perhaps even a new build, subject of course to local authority planning.

The home has been thoughtfully extended over the years and today offers around 2,137 sq ft of footprint, including three reception rooms, kitchen, utility room, cloakroom, study, main bedroom with en-suite, three additional bedrooms, bathroom, and separate toilet.

To the outside, Furze Hill Cottage benefits from a wide open frontage, providing ample space for private and visitors parking, as well as access to the double garage, whilst the rear garden is the epitome of a much loved, established and tendered English garden, with depth, width, and the perfect south west aspect that is so sought after.









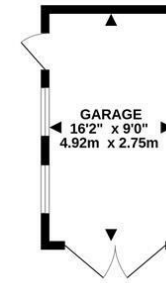
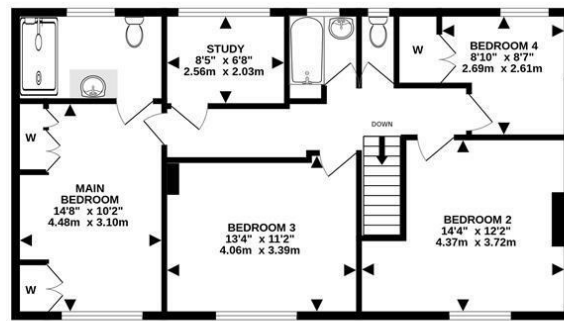
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Overall, we believe that there is a rare and exciting opportunity waiting to be secured and fulfilled, and we are delighted to be instructed to find the future owner of Furze Hill Cottage.

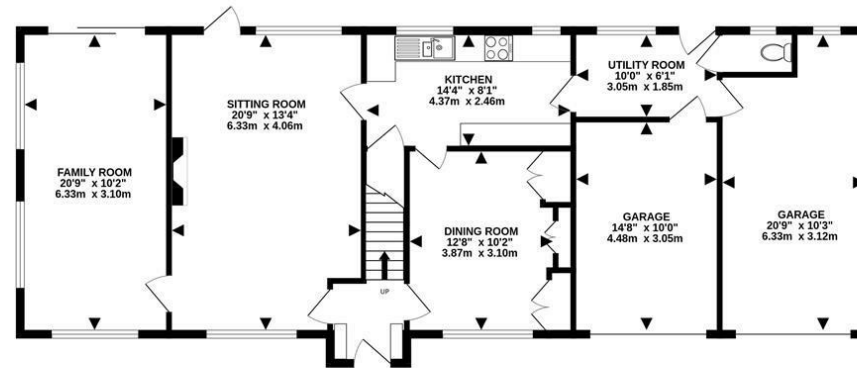
Kingswood offers a range of facilities including a village store, beauty salon, pet shop, men's barbershop, post office, Kingswood Arms public house and eatery and two local golf courses. The mainline station provides a regular service in to Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9. Schooling is plentiful in both the state and private sector with nearby Tadworth Primary School, The Beacon, Aberdour, Chinthurst Prep school and Reigate Grammar. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and a wealth of restaurants. Nearby main towns include Reigate, Epsom and Sutton.

If you have any questions or would simply like to arrange for us to show you around, all you have to do is give us a call, email us or pop in and see us at our offices.





GARAGE  
146 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 2137 sq.ft. (198.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	80
(69-80) <b>C</b>	68
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# Furze Hill Cottage, Furze

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 & Banstead

TAX BAND: G

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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