

# Kennedys'

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The Rydons, Babylon Lane  
Lower Kingswood  
KT20 6XA

An exceptional gated five-bedroom home offering over 4,000 sq ft of beautifully designed living, set back behind private iron gates with sweeping driveway and stunning woodland views. Featuring breathtaking open-plan living, luxury finishes throughout and a versatile garden studio, perfectly positioned for both countryside and commuter living.

£1,850,000



- Impressive detached, recently refurbished home
- Five bedrooms including luxury principal suite with roof terrace, ensuite and dressing room
- High-spec finishes including Shaker kitchen and underfloor heating throughout
- Impressive open-plan kitchen/living space with garden access
- Over 4,000 sq ft including garden studio and outbuildings
- Private gated property in sort after lower kingswood location



# PROPERTY DESCRIPTION

Situated behind a set of private iron gates, is this striking double fronted home that sits back on it`s plot, providing a large open gravel drive and forecourt area. It`s crisp render defies the original age of the property, a theme that continues through out this stylish 5 bedroom home, that offers just over 4000 sq ft of footprint, including garden studio and stores/sheds. Upon entering the hallway, the first thing that strikes you is the open plan area , which measures some 26` by 25` and affords plenty of opportunities to utilise the space, be it a library area, music room area or even creating a dining hall setting in the centre of the house.

There is also a cloakroom, and office that come off the reception area, and you are instantly drawn to towards the rear of the house, where an impressive 39` by 27` open plan area awaits you, providing the ultimate wow factor in the form of a kitchen/dining/sitting room area, with an attractive bay and two sets of double doors leading to the rear terrace and gardens beyond. To the first floor are all the bedrooms, including an impressive primary comprising of walk through wardrobe area, main bedroom, luxury en-suite and separate dressing room and double doors out to a roof terrace with beautiful woodland views, secondary bedroom suite, 3 further bedrooms and a luxury family bathroom.

The current owners have invested heavily in ensuring their home remains at the forefront of modern style and specification, including handmade Shaker style kitchen, luxury bathrooms, quality flooring, downlighting, ceiling speakers, wall panelling, underfloor heating, radiators, and much more besides.

To the outside rear, is a full width terrace, perfect for all year round entertaining, with steps leading down to the long formal gardens, enjoying a secluded and sunny aspect. There is also access to the large garden studio, perfect for a home cinema, gym, office or any number of other recreational purposes.









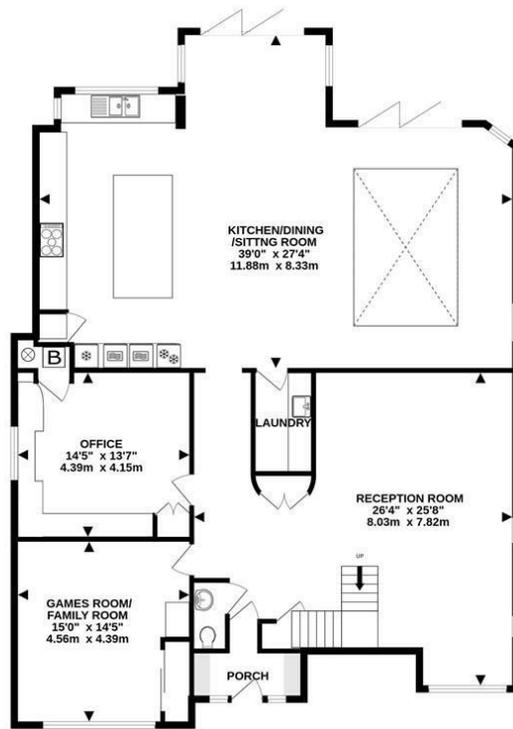
# PROPERTY DESCRIPTION

This is a truly rare and beautiful home, perfectly located for those looking for a balance of urban and rural living, in a quiet no thru backwater, with great views at the rear, and offering quality and quantity in equal abundance, and it's easy to see why.

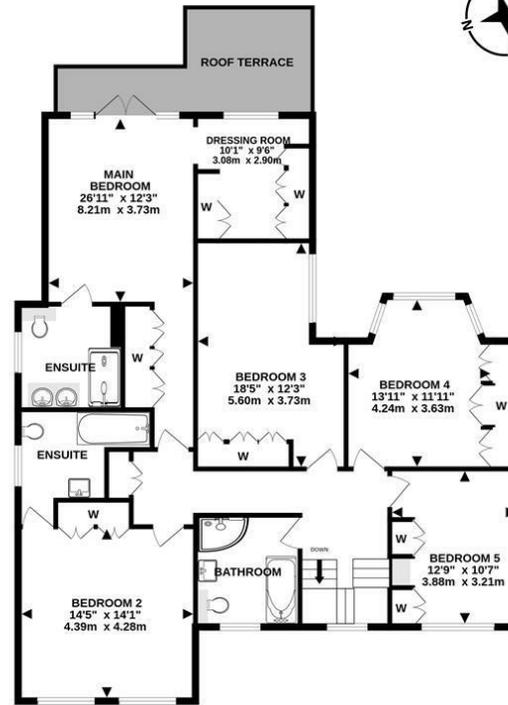
The property is located in a popular Lane in Lower Kingswood nearby to Walton Heath, an area protected for its outstanding natural beauty, which offers an abundance of open countryside and the perfect area for cycling, horse riding and country walks. There are local shops and a school in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such as David Lloyd in Epsom and Cheam. The M25 is easily accessed at Junction 8 (Reigate Hill) and is within approximately half a mile, which in turn gives access to both Gatwick and Heathrow Airports.

Intrigued? Please call Peter Kennedy to arrange a viewing or get in touch with our team on 01737 817 718 or [sales@kennedys-ipa.co.uk](mailto:sales@kennedys-ipa.co.uk)

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GROUND FLOOR  
1958 sq.ft. (181.9 sq.m.) approx.



1ST FLOOR  
1452 sq.ft. (134.9 sq.m.) approx.



OUTBUILDINGS  
631 sq.ft. (58.6 sq.m.) approx.

**TOTAL FLOOR AREA: 4041 sq.ft. (375.4 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(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	

# The Rydons, Babylon

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: F

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