

Kennedys'

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Silverley
Sandy lane
Kingswood
KT20 6NQ

An amazing opportunity to acquire a substantial five-bedroom home set within the highly sought-after Kingswood Warren Estate. Occupying a plot of approximately half an acre with swimming pool, former tennis court and around 3,000sq ft of accommodation to potentially improve, extend or create your own bespoke home, subject to planning.

£1,550,000



5



4



3



4+

- Approx. half-acre wide, deep and level plot
- Spacious kitchen and separate utility room
- Outdoor swimming pool
- Sweeping lawns and large gravelled forecourt
- Close to Kingswood Village & Railway Station

- Five bedrooms with principle ensuite
- Three reception rooms
- Former Tennis court
- Scope to improve and extend the existing home
- Viewings highly recommended





PROPERTY DESCRIPTION

There are ever-decreasing opportunities within the increasingly popular Kingswood Warren Estate to take an existing home and create your own, or even design and build your own from scratch (subject, of course, to local planning permission). Of the few remaining opportunities, there are one or two that are truly exceptional, and in our humble opinion, what we are about to offer is one of them.

Set on a wide, deep and level plot of 0.21 hectares which over half an acre (0.519), Silverley offers around 3,000 sq ft of living accommodation in one of the most highly regarded and sought-after locations in Kingswood. The existing home provides a spacious layout, comprising an entrance hall, three reception rooms, study, cloakroom, kitchen, utility room and shower room, whilst to the first floor are a principal bedroom with en-suite, four further bedrooms and a family bathroom.

The location and plot, however, are what really provide the opportunity. The existing house can be improved and extended, offering the chance to create something that is very much your own. And so, this is not simply about what the house provides today, but about what it could become in the future; and that is a rare and exciting prospect. The property benefits from planning consent for the construction of a substantial new dwelling of approximately 817 sq m (8,800 sq ft), providing an exceptional opportunity to create a bespoke new home. The consent remains extant until May 2028.

Silverley is approached via a central driveway, flanked by sweeping lawns, which leads to a









LOCAL AREA AND AMENITIES

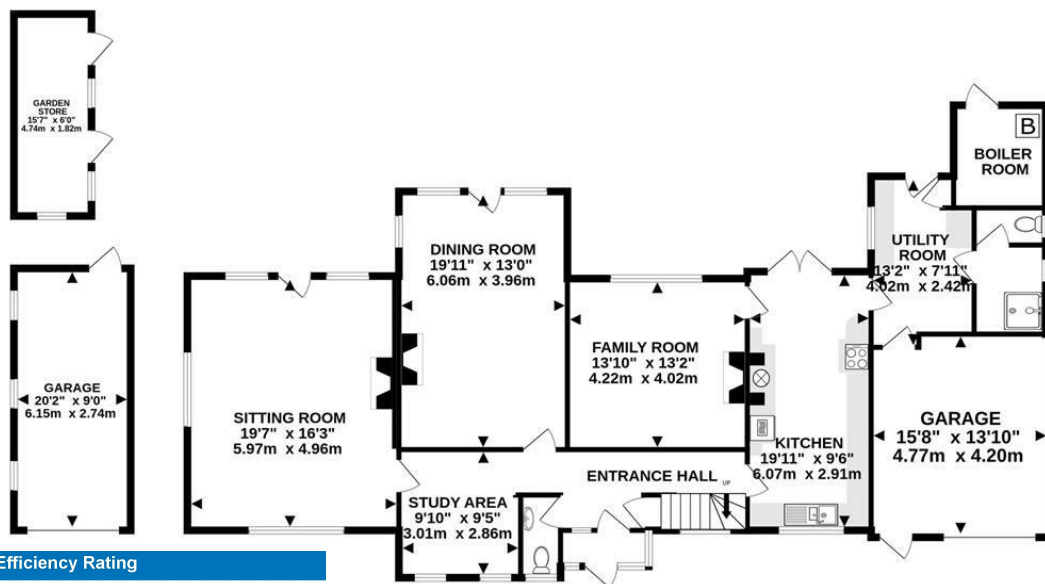
large graveled forecourt providing ample parking for both private and guest use. To the rear, the garden extends across central lawns, with an outdoor swimming pool and former tennis court (existing hard-court tennis area, now disused), currently providing the perfect year-round playground for the grandchildren.

So, there you have it: the basis of your perfect home, as you want it to be, on a plot and in a location that is the envy of many, on the edge of Kingswood and just yards from the entrance to Kingswood Golf and Country Club. Kingswood village is 0.9 miles away and offers a good range of everyday amenities and independent traders, including a local store and newsagent, beauty salon, Indian restaurant, Pets Corner and, of course, the ever-popular Kingswood Arms. There are also two golf courses close by, together with a choice of highly regarded private and state schools within easy reach.

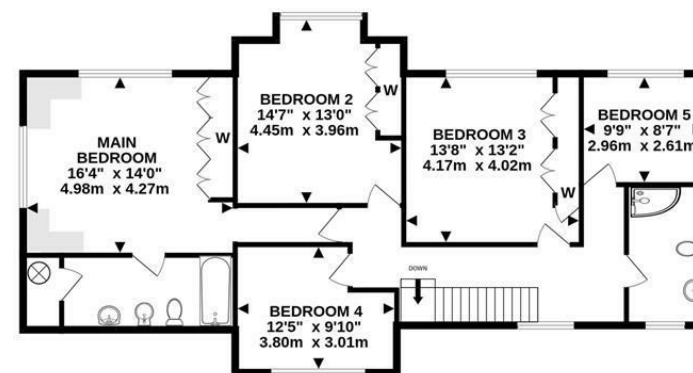
For further shopping and amenities, the neighbouring villages of Banstead and Tadworth are both close at hand, whilst the larger towns of Epsom and Reigate are also readily accessible. Kingswood Station provides a regular rail service into London, while the M25 can be accessed via either Junction 8 or 9, both of which are approximately equidistant from Heathrow and Gatwick airports.

For further information or to arrange a private viewing, please contact Peter Kennedy on 01737 817718.

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GROUND FLOOR



1ST FLOOR

MAIN HOUSE 230.6 SQ.M (2481 SQ.FT) GARAGES AND STORE 45.1 SQ.M (486 SQ.FT)

TOTAL FLOOR AREA : 2967 sq.ft. (275.6 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Silverley, Sandy lane

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: H

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