

Kennedys'

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Waterhouse Lane
Kingswood
KT20 6LB

An exceptional 5-bedroom semi-detached home (2,702sq ft) by Macar Bespoke, set over three floors with stunning countryside views. Finished to the highest specification including Crittall-style doors, Villeroy & Boch sanitary ware, hand crafted bespoke Krieder kitchen, Amtico herringbone flooring, and landscaped gardens. Located on the edge of Kingswood village with excellent schools, golf clubs, riding facilities, and commuter links to London.

£1,325,000



macar.

Bespoke

- Stunning 5-bedroom home by Macar Bespoke (2,702sq ft)
- Crittall-style doors, oak detailing & herringbone flooring
- Beautiful countryside views over fields with horses
- High-end finish with bespoke kitchen and luxury bathrooms
- Prime Kingswood location near schools, golf & London links
- No onward chain



PROPERTY DESCRIPTION

This beautifully designed 5-bedroom semi-detached home stretching over 2,702 sq ft, is offered at £1,395,000 and showcases outstanding living accommodation set across three floors. With breathtaking views over open fields and grazing horses, this home enjoys a tranquil, semi-rural outlook while maintaining easy access to Kingswood village.

Built by renowned developers Macar Bespoke, this home is crafted to the highest specification, combining timeless elegance with modern practicality. The attention to detail in both design and finish is evident throughout, with notable features including:

- Ground floor ceiling height of 9 ft; First and Second floors at 8 ft 6"
- Coving to the ground floor for added character
- Concealed pelmet lighting in the rear Kitchen/Living area
- Oversized 8' (2340mm) oak doors to the ground floor
- Crittall-style steel doors and screens to the Lounge and Kitchen
- Oak handrails with black metal spindles and carpeted stairs
- Amtico herringbone LVT flooring to Entrance Hall and Kitchen/Living area
- Luxurious Abingdon carpets to the front Lounge, stairs, and bedrooms
- Premium porcelain tiles to floors and walls
- High-end Villeroy & Boch sanitaryware
- Hand crafted bespoke Krieder kitchen
- Quartz Calacatta work surfaces
- PV with battery storage
- Underfloor heating to all floors and bathrooms
- Professionally landscaped gardens

This is a rare opportunity to purchase a substantial, architecturally impressive home of outstanding build quality on the edge of one of Surrey's most desirable villages.







PROPERTY DESCRIPTION

Location:

Kingswood village offers a charming mix of amenities including a convenience store/post office, travel agent, hair salon, beauticians, and the popular Kingswood Arms pub. Kingswood Station provides a reliable commuter service into central London in approximately 45 minutes.

Families will appreciate the range of excellent local schooling, including Chinthurst, Aberdour, and Kingswood Primary, with Reigate Grammar, Micklefield, and Dunnottar a short distance away in Reigate.

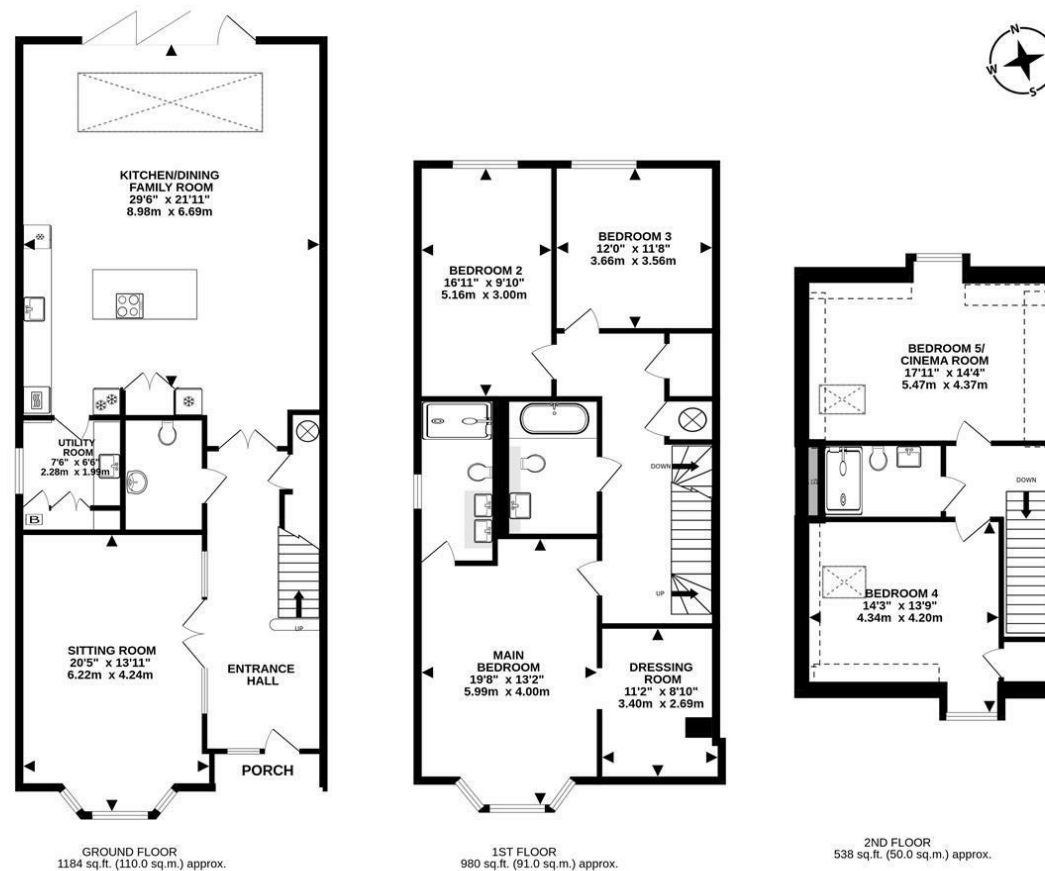
Recreationally, the area boasts several premier golf clubs including Kingswood Golf & Country Club, Walton Heath, and the RAC as well as nearby horse-riding schools and stables in Kingswood, Chipstead, Tadworth, and Walton-on-the-Hill.

For a wider range of shopping and dining, the towns of Banstead and Reigate are both within four miles, offering an appealing blend of independent boutiques, high-street names, and supermarkets.

The M25 (Junction 8) offers convenient access to the wider motorway network, as well as both Gatwick and Heathrow airports.

To arrange a private viewing of the show home and site, please contact Peter Kennedy or a member of his experienced sales team. 01737817718





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

House 1, Waterhouse Lane Development

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: N/A
COUNCIL: Reigate and
Banstead
TAX BAND: TBC

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