



Alcocks Lane, Kingswood

The **PERSONAL** Agent



# Guide Price £1,550,000

## Freehold

- Tucked away position on a private road
- Impressive 0.24 acre plot with privacy
- Wonderful position with views over fields
- Over 4,000 sq ft of flexible family living
- Four generous and flexible receptions
- Spacious kitchen/dining room
- Five double bedrooms & three bathrooms
- 480 sq ft second floor bonus room space
- Double garage, garden studio & workshop
- Vendor suited to end of chain home

Occupying a discreet position at the head of a sought after private road, this substantial family home sits within an impressive yet manageable 0.24 acre plot and enjoys far reaching views over open fields to the front. An internal inspection is essential to fully appreciate both the scale of the accommodation and the exceptional setting.

Extending to over 4,000 sq. ft. in total, the property offers a highly flexible and thoughtfully arranged layout, ideally suited to modern family living. The generous living spaces lend themselves perfectly to entertaining and social occasions, while remaining practical and comfortable for everyday life.

Built in 2005, the house itself is a true reflection of its superb location, spacious yet welcoming. The current owner has cherished her time here, describing it as the perfect environment in which to raise a family. It is a home that successfully combines substantial proportions with a genuinely homely atmosphere, a quality that is rarely found in properties of this size.

From the moment you step inside, the entrance hall creates a confident and welcoming first impression, centred around a striking staircase rising through the heart of the home. To the front, two well proportioned reception rooms are positioned on either side of the hallway, offering flexible spaces ideal for formal entertaining, family living, or working from home.



To the rear, a delightful sitting room provides a relaxed retreat, featuring an attractive fireplace and double doors opening directly onto the garden. A separate family room also connects seamlessly to the terrace, ensuring that with four reception rooms in total, the home caters effortlessly to every lifestyle need. The kitchen/breakfast room is generously arranged and fitted with an extensive range of cabinetry, complemented by a practical breakfast bar, creating a sociable and functional hub for everyday living. A useful utility room and cloakroom complete the ground floor.

The first floor is home to an impressive principal bedroom, enjoying wonderful open views across the surrounding fields. Generous in size, this room features a comprehensive range of fitted wardrobes and a spacious en suite bathroom. Four further double bedrooms are also located on this level, all benefiting from fitted wardrobes, with one enjoying its own en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Occupying the entire second floor is an exceptional bonus room offering over 480 sq ft of versatile space, perfectly suited as a teenager's retreat, guest suite, games room, or private studio.

Outside, the property enjoys ample driveway parking and a large double garage with electric doors. The rear garden is a true highlight, featuring a

wide expanse of decking that stretches across the back of the house, providing an ideal setting for outdoor dining and summer entertaining. Beyond, the garden is mainly laid to lawn, enjoys a sunny south-westerly aspect, and offers a wonderful sense of privacy. Further enhancing the outdoor space are a superb garden studio and a separate workshop, adding excellent flexibility for work, hobbies, or leisure.

From a practical point of view, our client is suited to an end of chain property which can facilitate a swift move. The location of this home is also fantastic. Kingswood railway station is approximately 0.5 of a mile away which is generally a 20 minute walk and provides regular links to London Bridge. There are also excellent schooling options locally, with many options available, both state and private. One of the stand out features of this home is its immediate surroundings and the easy access to open countryside it enjoys.

Banstead Woods & Walton Heath are both wonderful open spaces that are a short drive away and there are also open fields at the end of the Furze Hill too as well as easy access to several golf courses.

Tenure - Freehold  
Council tax band - H









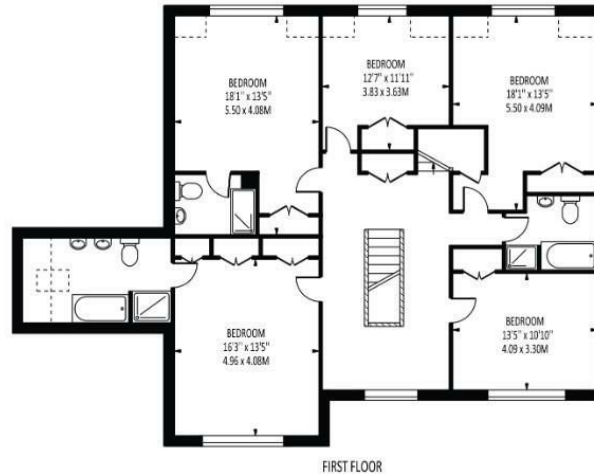
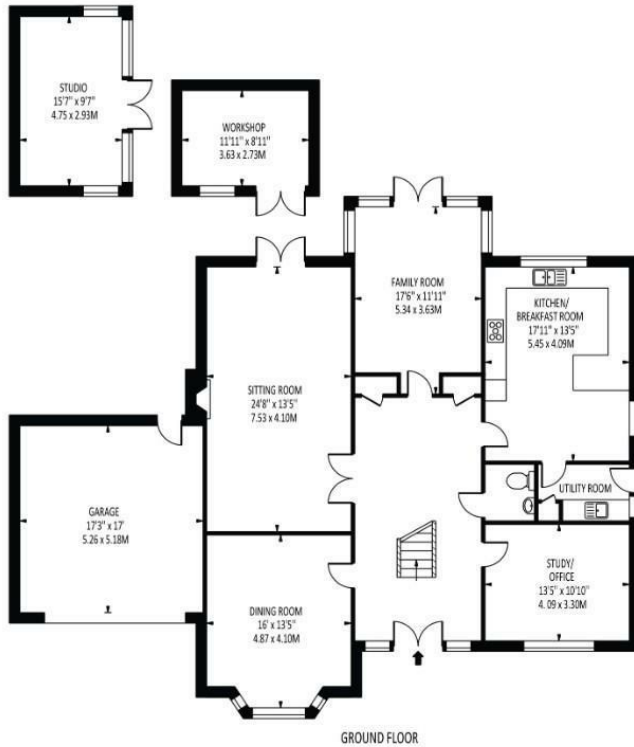



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## Applewood

Total Area: 4009 SQ FT • 372.45 SQ M  
(Including Restricted Height Area, Garage, Studio & Workshop)  
Restricted Height Area : 19 SQ FT • 1.74 SQ M  
Garage Area : 293 SQ FT • 27.25 SQ M  
Studio Area : 150 SQ FT • 13.92 SQ M  
Workshop Area : 107 SQ FT • 9.91 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	80
(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 	

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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