



The Warren, Kingswood

The **PERSONAL** Agent



# Guide Price £1,675,000

## Freehold

- No onward chain
- 3900 sqft
- Five double bedrooms
- Three bathrooms
- Grand entrance
- Gated
- Large level garden
- Private estate



The Personal Agent is delighted to present an exceptional opportunity to acquire a stunning detached house located on The Warren, within the prestigious Kingswood Estate in Tadworth. This remarkable property boasts four spacious reception rooms, four well appointed bedrooms, and three modern bathrooms, making it an ideal family home.

As you step inside, you are greeted by a grand entrance hall that provides access to the generous downstairs reception rooms and a well equipped kitchen. Each room is designed with comfort and elegance in mind, perfect for cosy family evenings or entertaining guests. The layout of the home promotes a sense of space and light, ensuring a welcoming atmosphere throughout.

One of the standout features of this property is its expansive plot, which offers ample parking for multiple vehicles and the potential for further expansion, subject to planning permission. The beautifully landscaped front and rear gardens are a true delight, enjoying sunlight throughout the day. This tranquil

outdoor space is perfect for gardening enthusiasts and those who appreciate outdoor living. Picture yourself hosting summer barbecues, providing a safe play area for children, or simply enjoying a peaceful retreat to unwind after a long day.

The prime location of this property is undoubtedly a significant draw for prospective buyers. The Warren is regarded as one of the most sought after roads in the area, offering both privacy and a serene living environment. Additionally, residents benefit from convenient access to Kingswood station, providing direct links to London, making it an ideal choice for commuters.

In summary, this splendid home on The Warren presents a unique opportunity to enjoy luxurious living in a tranquil setting, surrounded by beautiful landscapes and excellent amenities. Do not miss the chance to make this exceptional property your own.

Downstairs comprises of a generous entrance hall as well four reception rooms, a utility room and a large kitchen. The first

floor is made up of five double bedrooms and three bathrooms as well as an expansive landing. To the front of the property is a large paved driveway with double garage. To the rear of the property is a large level garden.

The property is situated on an exclusive private road on the Kingswood Estate, with excellent access to the A217 as well as connections to London via Kingswood Station. Nearby you have Kingswood Golf & Country Club and the village which includes a local pub, restaurants and convenience stores.

Tenure- Freehold  
Council Tax Band- H









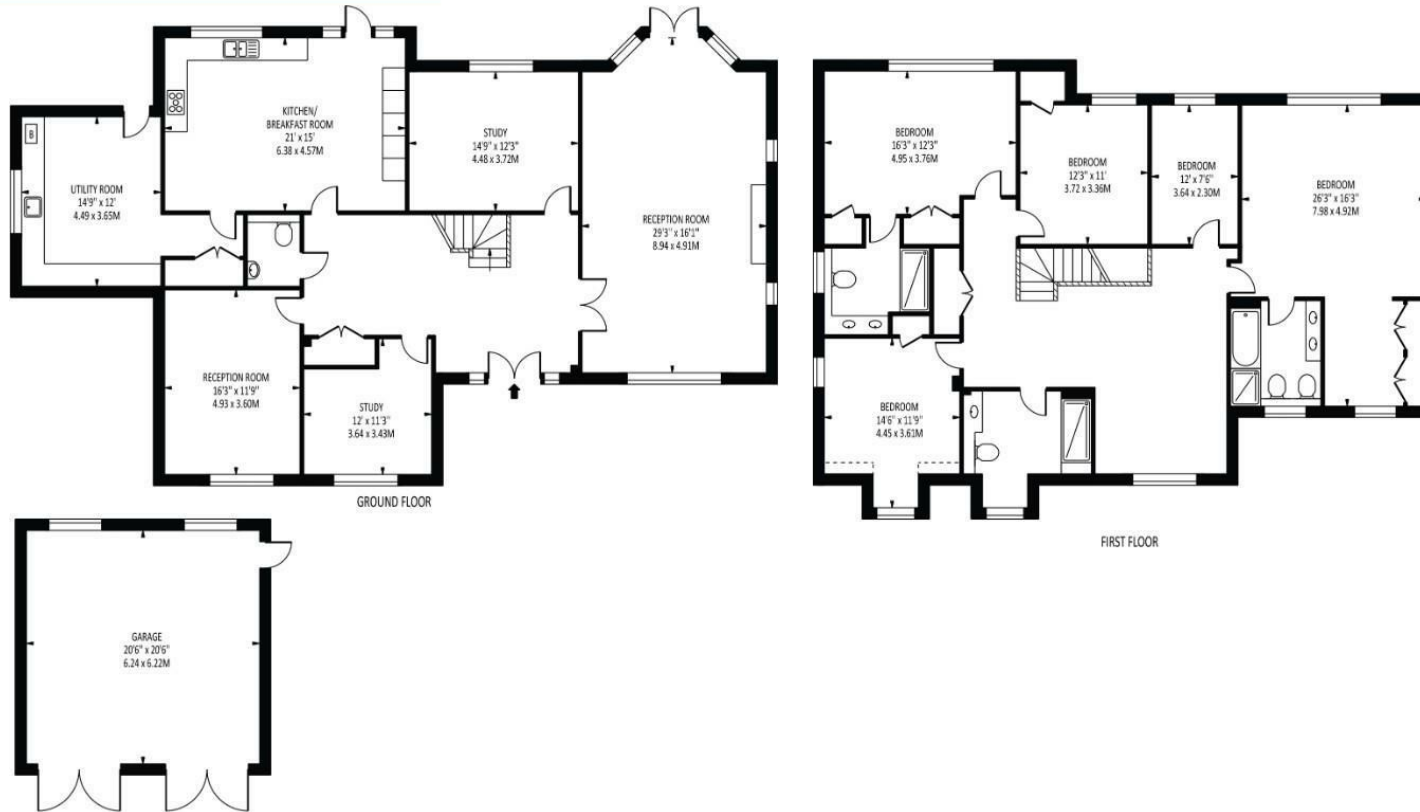
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## Watergate

Total Area: 3942 SQ FT • 366.18 SQ M

(Including Garage)

Garage Area : 418 SQ FT • 38.81 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

78

68

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



