



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



This exceptional detached house on The Warren within the prestigious Kingswood Estate offers four spacious reception rooms, four well-appointed bedrooms, and three modern bathrooms.

The grand entrance hall leads to light-filled living spaces and a well-equipped kitchen. Set on an expansive plot, the property features beautifully landscaped front and rear gardens, ample parking, and potential for expansion STPP. Located in one of the area's most sought-after roads, it provides a tranquil setting with convenient access to Kingswood station for London commuters.

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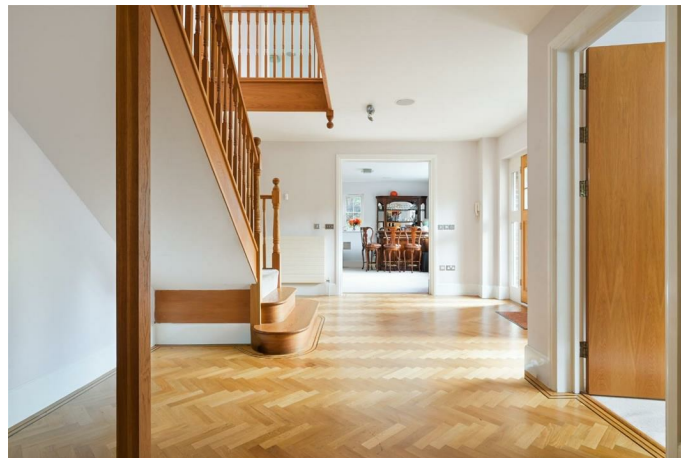
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Situated in a tranquil and exclusive setting, the property enjoys an enviable position on a private road within the prestigious Kingswood Estate. Residents benefit from a peaceful, leafy environment while

remaining exceptionally well-connected. The location provides seamless access to the A217, offering direct travel routes toward London, the M25, and the surrounding Surrey countryside. For commuters, Kingswood Station is close by, providing regular direct connections to central London. Everyday convenience is well-catered for with the nearby Kingswood Village, featuring a local pub, diverse restaurants, and convenient local stores. Additionally, sports and leisure enthusiasts will appreciate the close proximity to the renowned Kingswood Golf & Country Club.

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) 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		
	68	78
England & Wales		
EU Directive 2002/91/EC		

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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.

