



Abbots Lane, Kenley

The **PERSONAL** Agent

# Asking Price £1,000,000

## Freehold

- No onward chain
- Needs to be seen to be believed
- Double height ceiling in reception
- Open plan kitchen diner
- Massive basement extension
- Roof terrace
- Approx 300ft landscaped garden
- Close to great schools and transport



Set on the prestigious Abbots Lane in Kenley, this magnificent detached house offers a unique blend of contemporary design and spacious living. Built in 1960 and thoughtfully extended to over double its original size, this remarkable family home boasts an impressive 3,025 square feet of internal space, making it an ideal sanctuary for modern family life.

As you approach the property, you will be captivated by its hillside position, which not only provides breathtaking views over Purley and Kenley but also floods the interior with natural light throughout the day. The carefully landscaped garden is a standout feature, designed with tiered levels that create five distinct entertainment areas, a rarity in the area where many gardens are steep and less usable.

Upon entering, you are greeted by a welcoming atmosphere that draws you towards the rear of the home. The split-level layout encompasses a high specification kitchen and dining area, perfect for family gatherings, alongside a spacious lounge

that features high ceilings and large windows, enhancing the sense of space and light. The lounge also offers direct access to a stunning roof terrace, ideal for enjoying the picturesque surroundings.

This exceptional property includes four well appointed bedrooms and three modern bathrooms, ensuring ample accommodation for family and guests alike. With parking available for three vehicles, convenience is at your fingertips.

Located just a short stroll from Kenley Station and surrounded by excellent local schools, this home is perfectly positioned for both commuting and family life. The semi rural setting is rich in green spaces, providing a peaceful retreat while remaining well connected to urban amenities. This is truly a one-of-a-kind family home that must be seen to be fully appreciated.

Upon entering the property you are greeted by a bright hallway with access to bedrooms and the living space. The heart of the

home is the living/ reception room which has double height ceilings and large windows overlooking the glorious landscape. The kitchen is modern but timeless and fits with the character of the property. The remainder of the ground floor is made up of three bedrooms, two bathrooms and an additional conservatory which acts as an office/ playroom. The lower ground floor comprises of a bedroom, shower room, utility and large games/ reception room. The front of the property benefits from a driveway, garage and side access. The rear of the property is a large landscaped garden spanning almost 300ft.

The property is located ideally for schools, transport and Sunday strolls. There are an array of local primary and secondary schools within walking distance. The local train station (Kenley) has excellent access to London.

Tenure - Freehold  
Council Tax - G







## Abbots Lane

Total Area: 3547 SQ FT • 329.53 SQ M  
(Including Garage/ Store & Outbuilding)  
Garage/ Store Area : 283 SQ FT • 26.31 SQ M  
Outbuilding Area : 230 SQ FT • 21.36 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 |         |           |
|                                             | 59      | 70        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

### 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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.

