



Beech Drive, Kingswood
Tadworth, Surrey, KT20

HAMPTONS
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Beyond your expectations

A highly specified 6 bedroom mansion of substantial proportion

Hamptons International

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Master Bedroom with En-Suite Bath and Shower Room with Dressing Room | 5 Further Bedrooms | Five Bathroom/Shower Rooms | Kitchen/Family/Breakfast Room | Utility Room | Drawing Room | Family Room | Dining Room | Study | Cinema Room | Indoor Pool Complex | Sun Room | Garaging | Gardens

Guide Price £3,275,000 Freehold

Description

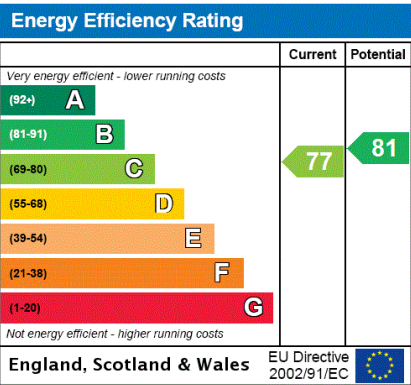
A superb and stunning, substantial family mansion set within the heart of Kingswood Warren. Occupying an imposing position this fine home offers a well thought out arrangement of both living and bedroom space of about 7150 sq.ft. The impressive reception hallway space leads to all the principle reception rooms, the kitchen/breakfast room featuring superb bespoke cabinetry finished in Maple wood, granite work surfaces running through, natural stone tile flooring and a selection of Miele and Gaggenau integrated appliances. Also of note to the ground floor is the swimming pool and leisure complex which has the convenience of bi-folding doors stepping directly onto the rear terrace, a plunge pool/sauna and is easily accessible from the main living space. Also on the ground floor is a well equipped cinema room with electrically operated blinds, a study, dining room, drawing room and a family room. This property is offered with a high specification throughout, under floor heating, marble tiles in the hallway, living and dining rooms, an air filtration system, central vacuuming system, plus a centrally automated Creston system controlling audio/visual, lighting, cameras/security. To the first floor the principle bedroom suite enjoys views over the rear gardens, a superb walk-in wardrobe and a luxury en-suite bathroom with a generous walk-in shower with travertine tiling throughout and a luxurious bath. There are five further bedrooms all of which feature an accompanying contemporary shower or bathroom equally as highly specified.

Outside

Secure gating provides access to a sweeping driveway with the property sitting within a generous plot of 0.655 of an acre, mainly laid to lawn with a raised terrace overlooking the rear landscaped gardens.

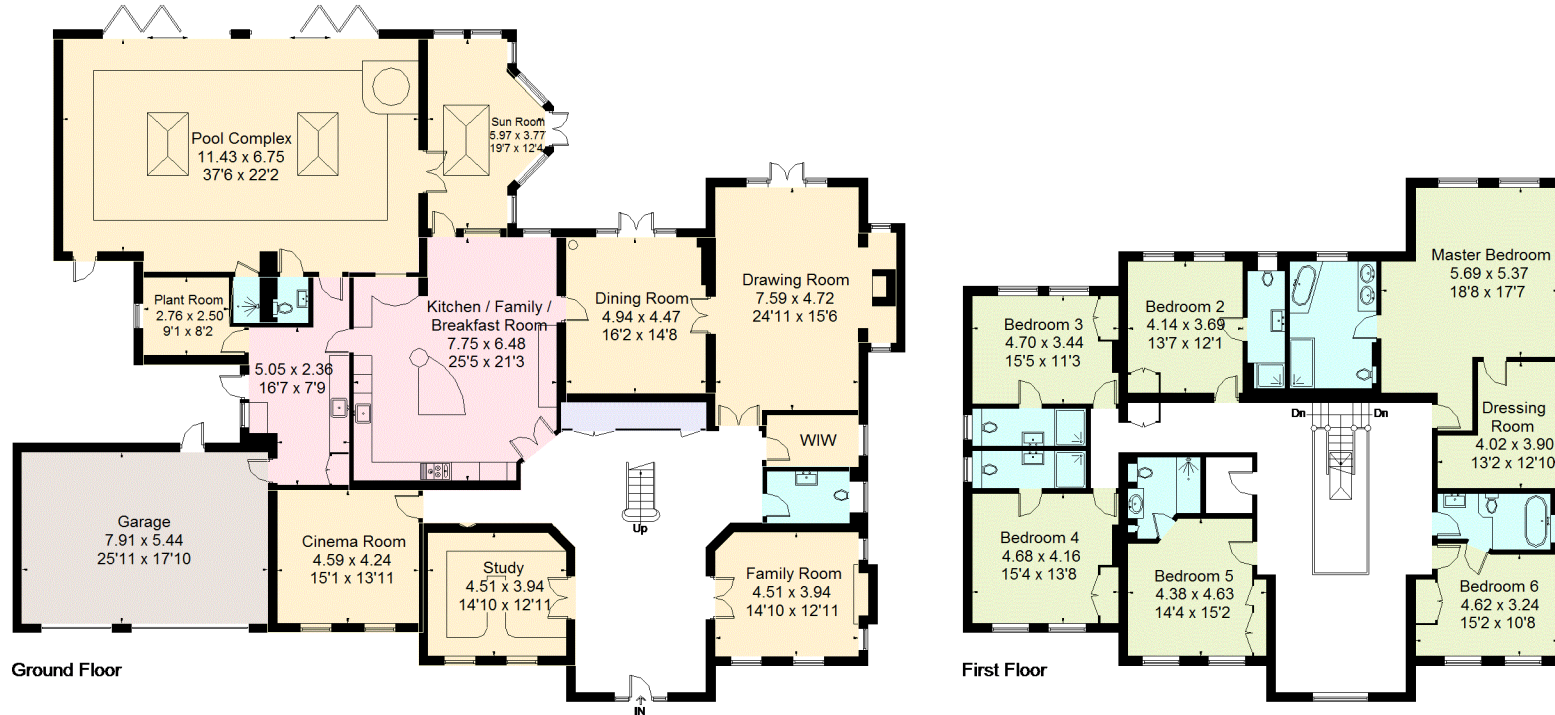
Location

Kingswood is one of Surrey's best kept secrets. Set amidst rolling countryside, the village has local shops, restaurants and the Kingswood Arms public house. There is a thriving tennis club and 2 golf courses, whilst for riders there is a network of bridle paths. Kingswood station serves London in around 40 mins. London 17 miles; Gatwick Airport 10 miles; M25, Jct. 8 is 3 miles; all distances approximate.



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Approximate Gross Internal Area = 664.2 sq m / 7149 sq ft
(Including Garage / Pool)



FLOORPLANZ © 2016 0845 6344080 Ref: 167573

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

