



GLEDHOW WOOD

KINGSWOOD

HILL HOUSE, 5 GLEDHOW WOOD

KINGSWOOD KT20 6JQ



4 RECEPTION ROOMS & CONSERVATORY



KITCHEN DINER



5 BEDROOMS



3 BATHROOMS (INC 2 EN-SUITES) & CLOAKROOM

APROX. 5062.22 FT² | 470.30 M² IN TOTAL

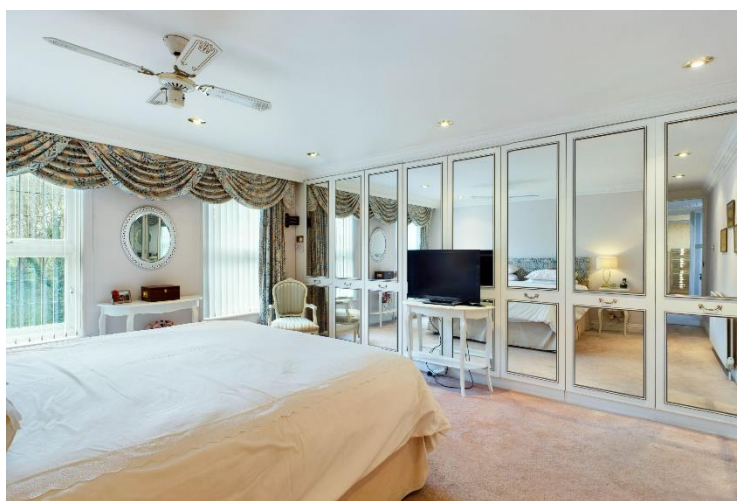
Occupying a lovely tucked away location at the end of a long private drive with elevated views, a substantial detached house of over 4250 sqft accommodation, standing in 0.81 acres of delightful gardens. The property is located close to Kingswood village centre that offers a parade of local shops, restaurants, a gastro pub and station with services to London Bridge and Victoria. There are two private golf clubs in Kingswood and a lawn tennis club. The M25 and M23 can be easily accessed as can the local towns of Banstead, Epsom & Reigate.

The spacious and beautifully presented accommodation includes, on the ground floor, a reception hall, four reception rooms, a large modern conservatory, superb kitchen/dining room, utility room, and cloakroom. A split level leisure complex features a heated swimming pool, gymnasium and sauna. On the first floor there is a master bedroom with large en-suite bathroom and dressing room, guest suite with dressing room and en-suite shower room, 3 further bedrooms and a large family bathroom.

Outside the property has a double garage with an attached games room / annexe with a kitchenette and shower room. The magnificent gardens are a fine feature of the property, with sweeping lawns to the rear and side, with several patio areas and well stocked beds and borders and with a stunning wooded backdrop of Surrey Downs golf course beyond.

ASKING PRICE: **£1,950,000** FREEHOLD







WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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