

Hamptons

INTERNATIONAL



Woodland Way, Kingswood, KT20

6  4  3 

GUIDE PRICE

£2,400,000
(£2,400,000)

Property details



Key features

- 1920s Costain home
- Kingswood Estate
- 4
- 400+ sq ft
- three floors
- 0.7 acres west-facing gardens
- rare period architecture
- fully upgraded to high standard
- elegant reception rooms
- open-plan kitchen/family room

Woodland Way, Kingswood, KT20

6 4 3

GUIDE PRICE

£2,400,000

(£2,400,000)

Description

Bracken is an exceptional example of one of the original 1920s Costain homes within the prestigious Kingswood Estate — a beautifully preserved and meticulously enhanced family residence offering in excess of 4,400 sq ft across three elegant floors, set within wonderfully landscaped West facing grounds of around 0.7 acres. Amidst the contemporary architecture now synonymous with Kingswood, Bracken stands proudly as a rare reminder of the estate's architectural heritage, combining timeless character with sophisticated modern living. The property has been thoughtfully upgraded by the current owners to an exacting standard, with every detail carefully considered to create a home of remarkable quality, warmth and refinement. The accommodation is both substantial and beautifully balanced. Traditional reception spaces include a formal dining room, elegant sitting room, generous study and cloakroom, complemented by an outstanding open-plan kitchen/breakfast/family room designed perfectly for modern family life and entertaining. A separate utility room sits discreetly alongside. Throughout the home, the quality of finish is immediately apparent, with features including solid oak flooring, bespoke cabinetry, Italian quartz worktops and luxury sanitaryware by Villeroy & Boch and Duravit, all enhanced by carefully curated lighting and bespoke joinery. The principal suite occupies a particularly impressive position overlooking the gardens and comprises a luxurious recently appointed en suite bathroom alongside two separate dressing rooms, one of which features beautifully crafted bespoke fitted cabinetry. The remaining bedrooms are equally well-proportioned and immaculately presented, each enjoying attractive outlooks and extensive fitted storage. The top floor offers exceptional versatility, incorporating a further guest bedroom suite alongside a superb cinema and media room, creating an ideal retreat for relaxed evenings and family entertaining. Outside Bracken is approached via a sweeping carriage driveway, discreetly screened behind mature planting and established herbaceous borders, providing extensive parking alongside a detached double garage. The rear gardens have been extensively redesigned and landscaped to create a series of elegant outdoor entertaining spaces, centred around expansive limestone terraces and architectural rendered walls with integrated lighting and contemporary planters. The west-facing orientation ensures exceptional natural light throughout the day. Particularly noteworthy is the recently installed sunken swim spa and jacuzzi terrace, thoughtfully designed with separate hot tub and plunge pool facilities alongside resistance swimming jets, combining luxury leisure with practical year-round usability. Composite decking surrounds the space, offering the aesthetic of natural timber with minimal maintenance requirements. Mature trees frame the gardens beautifully, enhanced by a sophisticated lighting scheme incorporating uplighting and ambient trim illumination, creating a striking atmosphere into the evening. Situation Kingswood remains one of Surrey's most established private estates, renowned for its exclusivity, leafy surroundings and excellent connectivity. The village offers a selection of local amenities, including a station providing regular services to London, alongside independent retailers, restaurants and the well-regarded Kingswood Arms public house. The area is also particularly well served by excellent schooling, championship golf courses and convenient access to both the M25 and Gatwick and Heathrow airports. Property Ref Number: HAM-65159







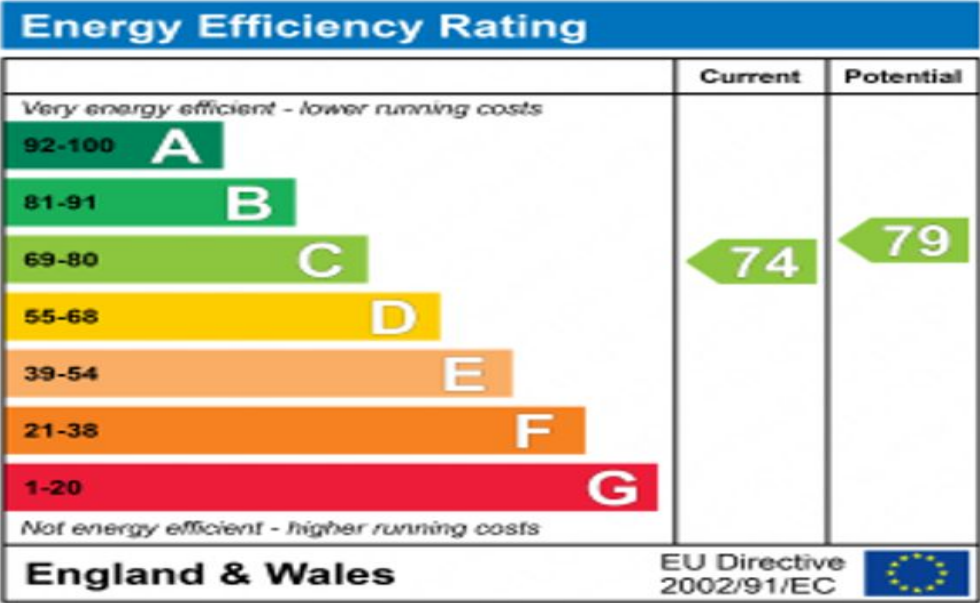








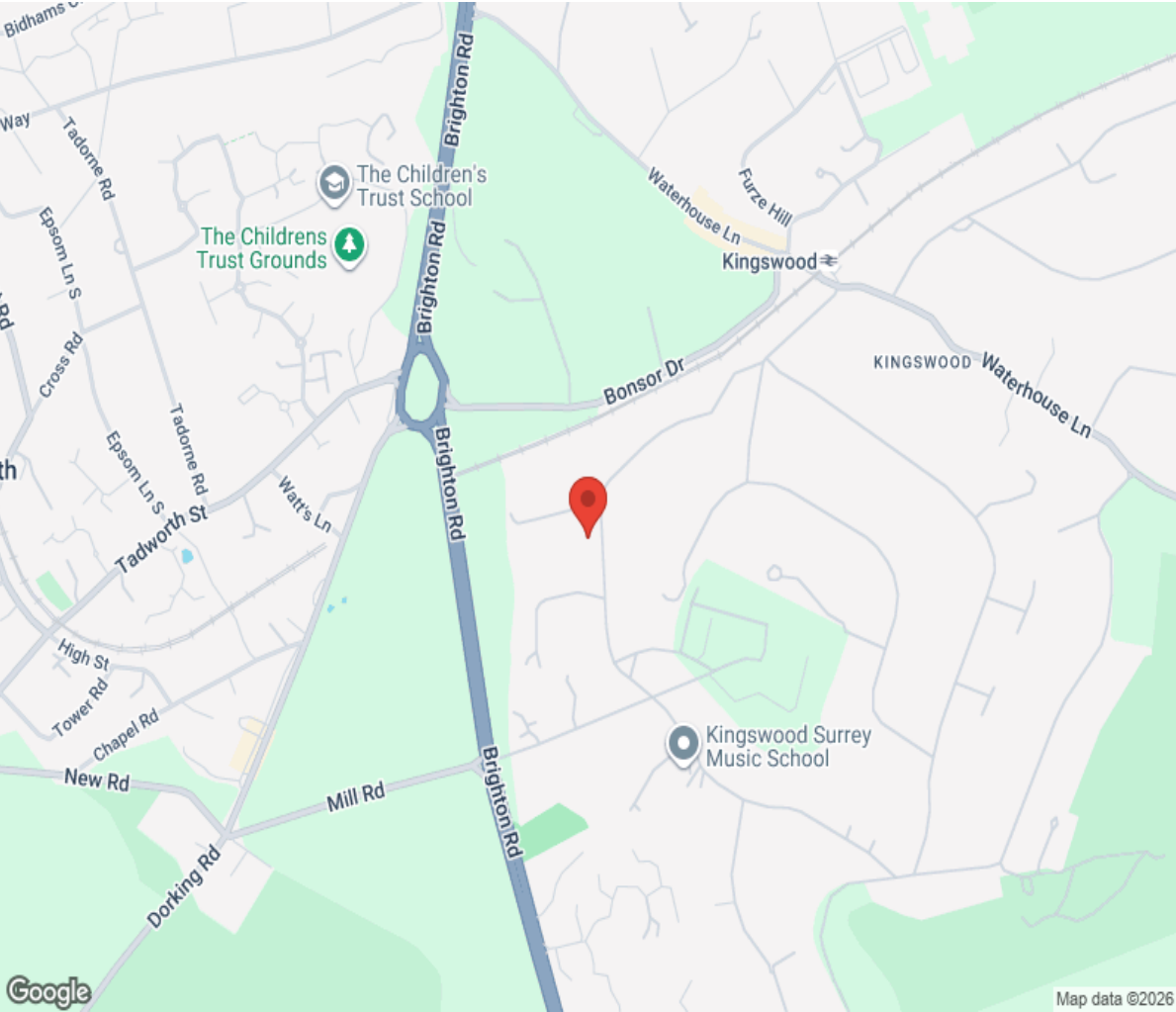




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com