



FINE & COUNTRY
Kingswood

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Brownstacks

Description

Brownstacks is a stunning family home, comprehensively refurbished by the current owner and situated on Warren Drive in Kingswood. The design and layout offer something quite unique and unlike anything else in the area.

The house is situated in one of Kingswood's premiere roads and features state of the art facilities such as home automation by Control4, Wever & Ducre lighting, Bowers & Wilkins ceiling speakers, Axar Hansgrohe sanitary ware, mechanical ventilation with heat recovery, under floor heating, Miele & Gaggenau appliances and a Calcutta gold marble suspended staircase.

Approached through a double gated and spacious driveway, Brownstacks offers approximately 7300 sq ft across two floors, set within generous grounds of 0.7 of an acre. The property is entered by a generous hallway with an architect designed feature ceiling, glass enclosed study area and a suspended marble staircase taking centre stage. By night the Wever & Ducre lighting comes to life creating an elegant and modern ambience throughout. From the hallway, double doors lead through to a large open-plan Schueller kitchen/breakfast with sliding doors to the garden and pool complex. Furthermore there is also access to a second kitchen, utility room and sixth bedroom. A drawing room is situated to the rear with access into the pool complex and leisure area whilst a family room is situated to the front of the house.

The sumptuous kitchen includes appliances by Miele & Gaggenau with a large island unit incorporating a breakfast bar. The sliding doors open onto the garden at the rear and to the side with access to the pool. The ancillary kitchen and sixth bedroom have separate access allowing use as a self-contained annexe if desired.

On the first floor there are five luxury bedrooms suites. The master bedroom is particularly impressive with a spacious dressing room and en-suite bathroom. Four further double bedrooms with en suite bathrooms and two additional dressing rooms make up the first floor accommodation.

Externally the property sits on a level plot of 0.7 of an acre. There are large terraced areas to the rear and a superb indoor pool complex with a vaulted ceiling, a gymnasium and two shower rooms. Sliding doors open on two sides with a leisure area providing access into the house. Internally and externally the quality and design of Brownstacks stands out, the end result is an elegant and contemporary home in a superb setting that simply must be viewed to fully appreciate all that it has to offer.

Setting

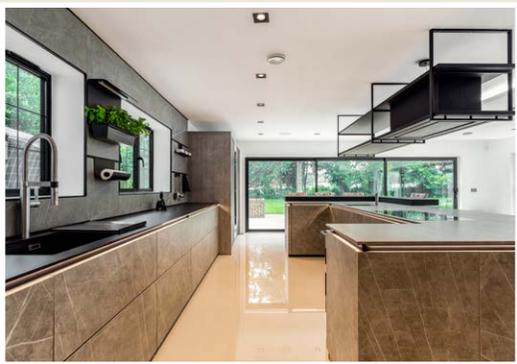
This family home is found close to the village of Kingswood which provides a good parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians, The Kingswood Arms public house, Italian and Indian restaurants. Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Tadworth Primary, whilst further schools including Dunottar, Micklefield and Reigate Grammar are found in the nearby town of Reigate.

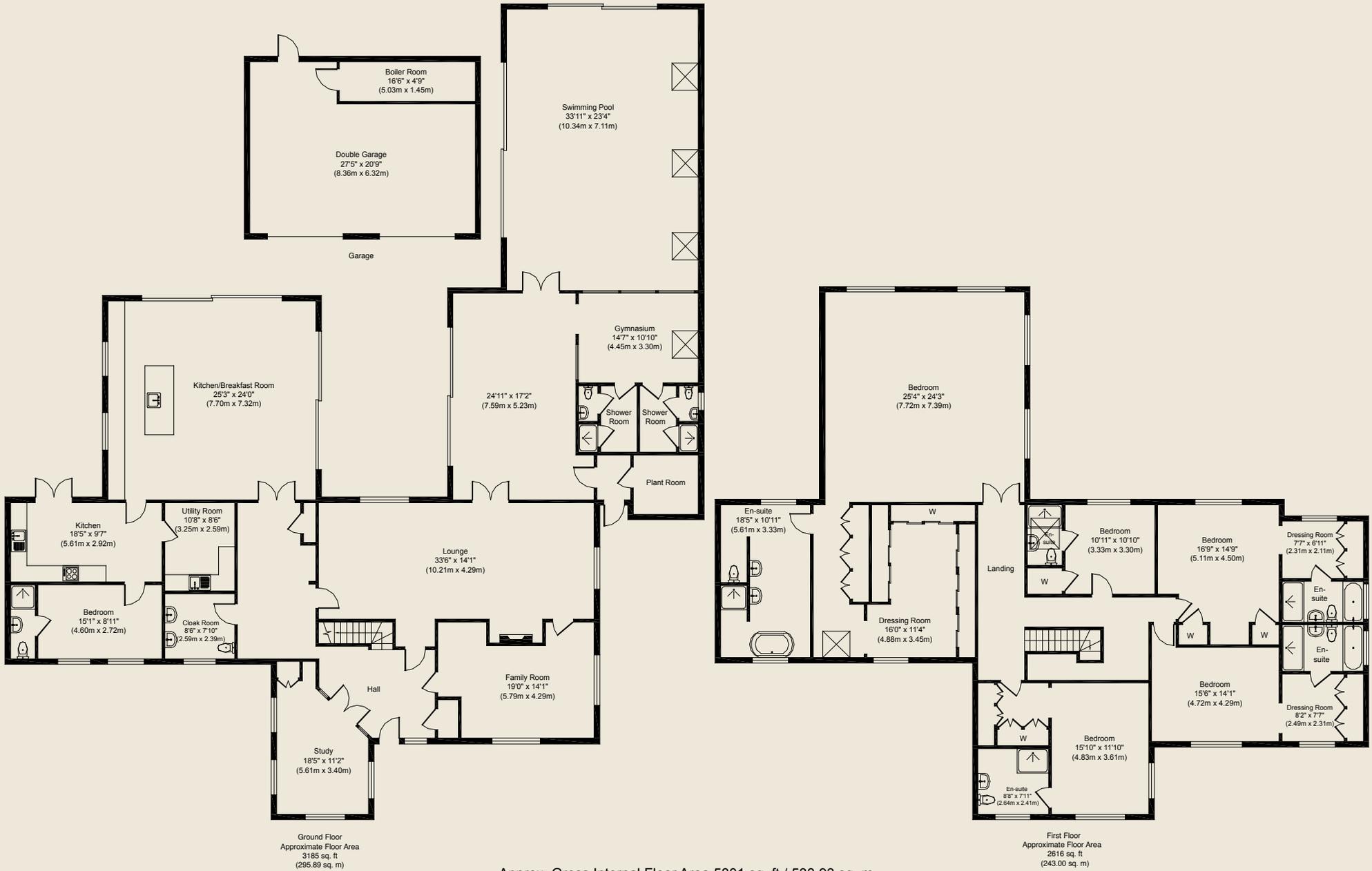
In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 - 1.7 miles to the south, whilst both Gatwick and Heathrow airports are within reach. For golfers there are four world-renowned golf clubs nearby; Kingswood Golf & Country Club, Surrey Downs, Walton Heath and The RAC in Epsom. Horse riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton On The Hill.

For more varied shopping requirements Banstead, Epsom and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains and supermarkets. There is also a wide range of restaurants.









Approx. Gross Internal Floor Area 5801 sq. ft / 538.93 sq. m

Approx. Gross Internal Floor Area 7279 sq. ft / 676.24 sq. m (Including Garage & Swimming Pool)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

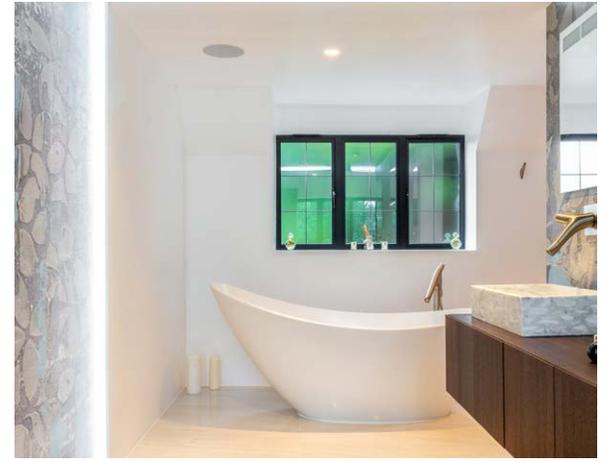
For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on (01737) 361014.

Property at a glance

- II Refurbished Family Home
- II Circa 0.7 of an acre
- II Family Friendly Grounds
- II Six Double Bedrooms
- II Three Dressing Rooms
- II Eight Bathrooms/Shower rooms
- II Open Plan Schueller Kitchen/Family Room
- II Weaver & Ducre Lighting
- II Under Floor Heating
- II Control4 Home Automation
- II Swimming Pool Complex
- II Entertaining Terrace
- II Self-Contained Annexe
- II Gated Driveway & Double Garage
- II Security System & CCTV







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