


Burbank,  
Kingswood, Tadworth



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## A substantial family home in the heart of Kingswood, with five bedrooms, generous gardens and excellent leisure facilities

### Property description

Built in the 1960s and offered for the first time to the market, Burbank is a fabulous Mid-Century home situated in the heart of Kingswood. The property enjoys a fantastically leafy setting, with established perimeter hedges creating a wonderfully private and secluded plot of about three quarters of an acre. Internally the house retains much of its period character, with many well-preserved, original features. Burbank would be an excellent home for someone who appreciates the Mid-Century Modern aesthetic and its strong visual link between indoor and outdoor spaces, equally this home offers masses of scope for buyers looking to make their own mark through redevelopment and modernisation.

The internal proportions of the house feel light and spacious, with large windows providing excellent natural light throughout. The generous room sizes lend the house well to family life, while the flexible layout – with much of the accommodation on the first floor – means there is great versatility to the floor plan. The bedrooms are situated separately to the living accommodation, but could equally be used as further reception rooms, study or home office spaces if desired.

The double-height ceiling to the entrance hall gives a feeling of lightness and grandeur and acts as a natural division between the living spaces and bedrooms. The large reception room at the front of the house incorporates both a dual aspect living area and a dining room, also with windows on two sides and character features such as stone and wood walls, and beamed ceilings. The kitchen/breakfast room has the original tile and cabinetry, with a copper extraction hood above the island creating a striking focal feature. Sliding glazed doors open onto the rear terrace from the breakfast nook, extending the living space into the garden in the warmer months.

On the opposite side of the house there are five spacious double bedrooms, including a principal suite with ensuite bathroom and roof terrace, a further bedroom with two dressing rooms and access to the roof terrace, an ensuite double bedroom and two further bedrooms which share a family bathroom. A staircase leads down to the ground floor where there is relaxed living accommodation including a wood-panelled library, forming a further reception room with its own separate entrance, and a large utility room with an internal doorway to the double garage. From here there is entry to the indoor pool which has been thoughtfully designed with private changing facilities - each with their own cloakrooms - a shower room, sauna, steam room and bar area. Additionally bi-folding doors open out on to the terrace creating a large entertaining space. The pool itself is a good size and features a built-in hot tub.

6,644 sq ft (617.3 sq m)

Double garage and parking | Five double bedrooms  
Indoor swimming pool complex | Grounds of 0.75 acres  
Freehold | Residential

Guide price £1,600,000

## Ticking all the boxes for the perfect family home

### Outside

Set behind mature hedging for exceptional privacy, this striking home is defined by its distinctive butterfly roofline and elegant architectural presence. A sweeping driveway leads to the impressive entrance, offering extensive parking alongside an integrated double garage.

Beautifully landscaped gardens frame the property, with manicured lawns and thoughtfully planted borders enhancing the approach. To the rear, the south-west facing garden enjoys excellent natural light throughout the day. An elevated terrace provides the perfect setting for outdoor dining and entertaining, surrounded by carefully considered planting, a waterfall feature, and secluded seating areas nestled into the contours of the garden.

Expansive lawns extend beyond, interspersed with mature trees, while a dedicated gardening area includes a greenhouse, wildflower section, and a versatile heated and air-conditioned outbuilding currently used as a home office.

### Location

Kingswood village provides a comprehensive array of amenities, including a convenience store/Post Office, a bakery, hairdresser, restaurants and a popular public house, The Kingswood Arms. The neighbouring towns of Tadworth, Reigate, Coulsdon and Bansted offer a wealth of alternative amenities and there is a plentiful selection of leisure and sporting facilities in the local area, such as Epsom Downs Racecourse, Woodcote Park, Epsom and Surrey Downs golf courses, a leisure centre in Tadworth and rugby, football and cricket clubs.

The area is renowned for its excellent choice of state and independent schools including Tadworth Primary, Aberdour and Chinthurst schools, City of London Freeman's, Reigate Grammar, Epsom College and the Royal Alexander & Albert School in Reigate.

Kingswood Station is 0.3 miles and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 to the south, providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within easy reach.

Postcode region: KT20

### General

Local Authority: Reigate & Banstead Borough Council  
Services: Mains electricity, drainage and water. Gas central heating.

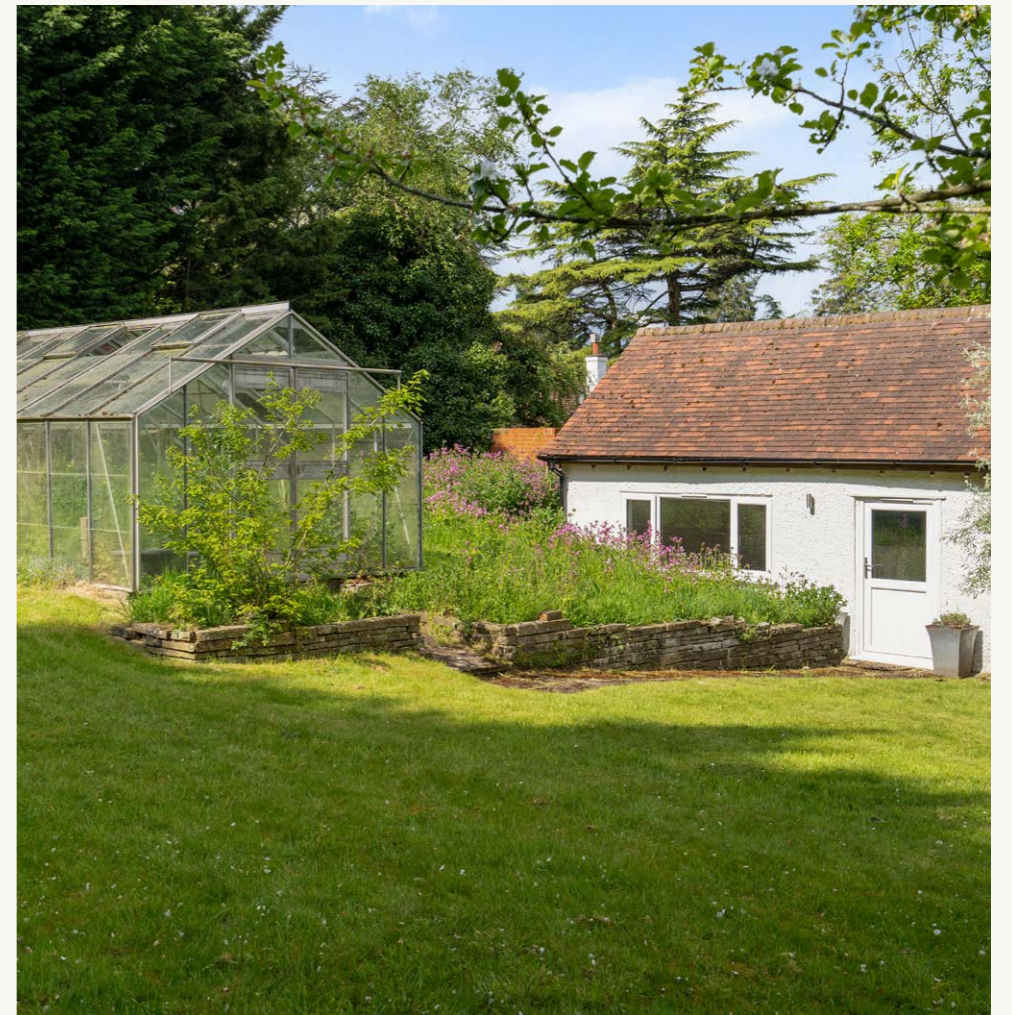
Council Tax: Band H

EPC Rating: E

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



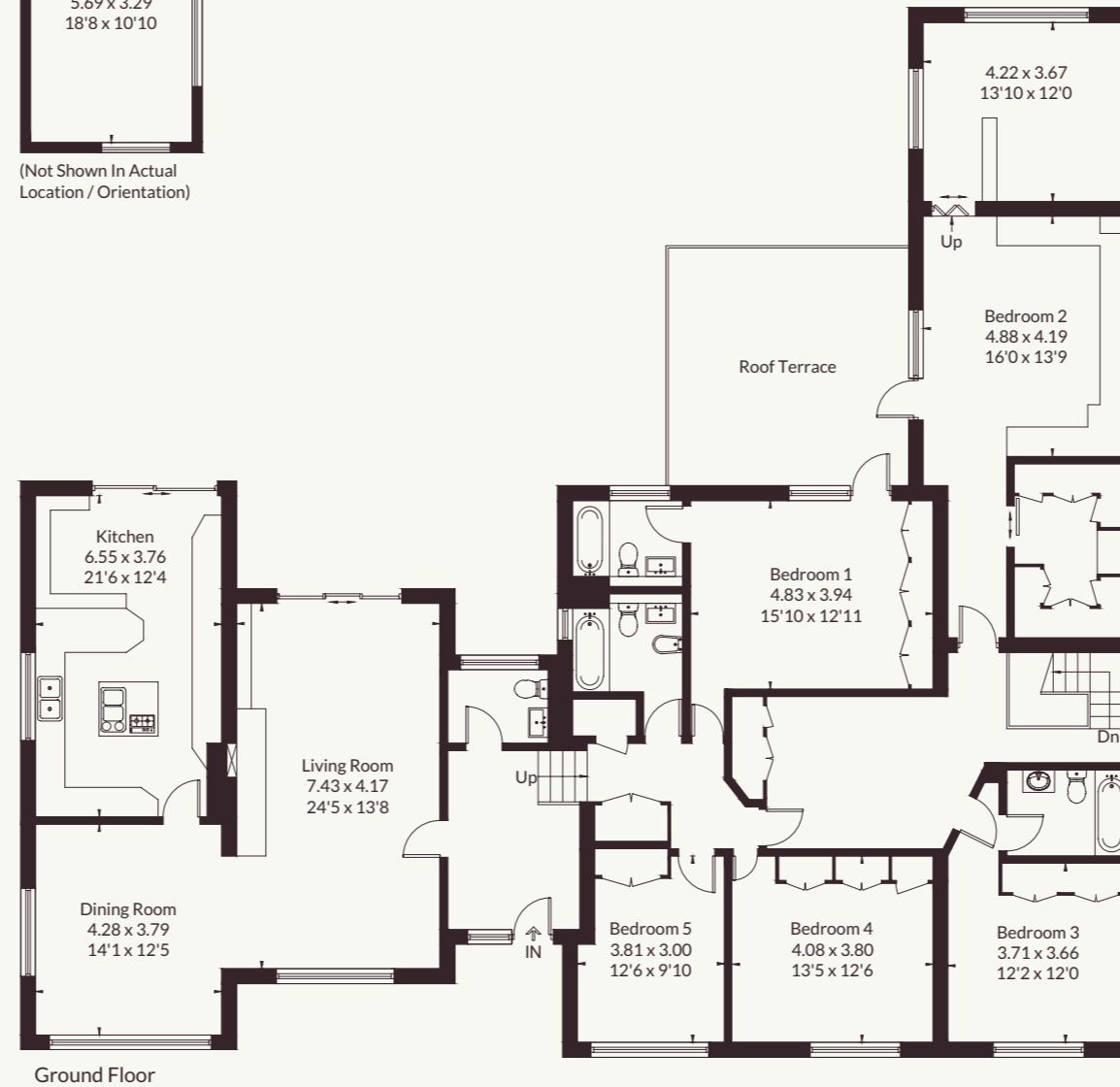
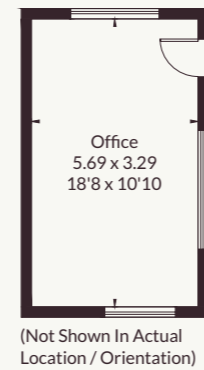
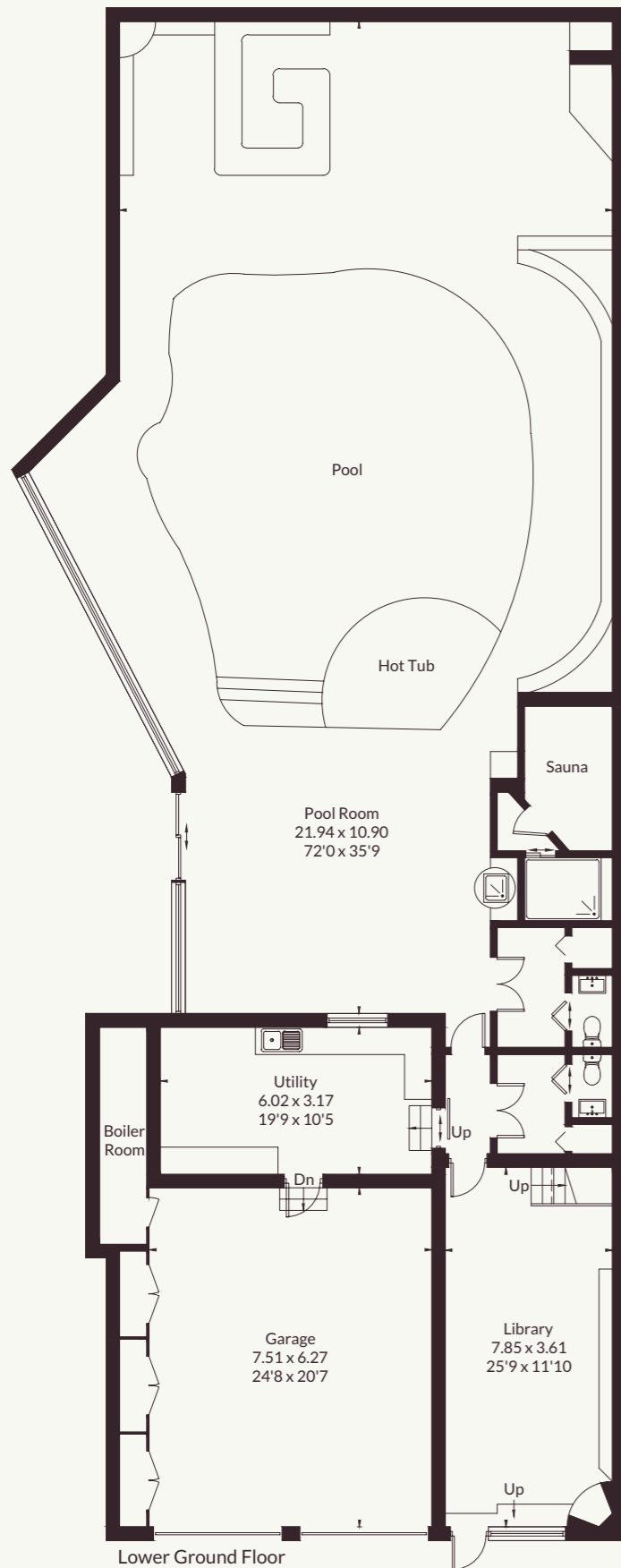




Approximate Floor Area = 617.3 sq m / 6644 sq ft  
 Outbuilding = 18.8 sq m / 202 sq ft  
 Total = 636.1 sq m / 6846 sq ft



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