



Jackie Quinn
estate agents

6 Birch Grove, Kingswood
Guide Price **£1,350,000**

A superb example of a spacious modern detached family home, occupying a peaceful and secluded position at the end of a popular residential close in Kingswood. Offering approximately **2,937 sq ft of accommodation including the double garage**, the property combines generous living space, excellent bedroom accommodation and a wonderfully private south facing garden backing directly onto greenbelt woodland.

The house is particularly well suited to modern family life, with **five generously proportioned double bedrooms**, all benefiting from built-in storage. The principal bedroom enjoys its own dressing room and en-suite bathroom, while a further bedroom also has an en-suite. In total, there are three bathrooms.

The ground floor provides a versatile arrangement of reception and family spaces. A welcoming entrance hall leads to a **large drawing room**, separate dining room and a well-proportioned family room. The impressive **kitchen-breakfast room, fitted with a range of cabinetry and Quooker hot water tap**, provides an excellent everyday hub, complemented by a separate utility room and two cloakrooms. The integral double garage is currently arranged as a gym/playroom, offering valuable additional flexibility and the potential to revert to garage use if required.

A particular feature is the **garden room**, which opens towards the rear garden and creates a lovely connection between the principal living accommodation and the outdoors. The generous south-westerly facing garden offers a high degree of privacy and seclusion, with the woodland backdrop creating a tranquil setting and attractive views from both the reception rooms and bedrooms.

To the front, a private driveway provides parking for at least four vehicles and benefits from an **EV charging point**. The property also has the benefit of a **recently fitted Worcester Bosch boiler**.

Kingswood village is just over a mile away, offering a range of local amenities including shops, restaurants, the Waterhouse Café and the Kingswood Arms gastro-pub. More extensive shopping and supermarket facilities can be found in Reigate, Epsom and Banstead, all within easy reach.

For commuters, Kingswood Station provides regular rail services to London Bridge and Victoria, while the A217 offers convenient access towards London and the M25 at Reigate Hill. Heathrow and Gatwick Airports are approximately 45 and 25 minutes away respectively, subject to traffic.





Approximate Gross Internal Area 2827 sq ft - 272.7128 sq m
(including Garage)
Second Floor Area 1628 sq ft - 151.8084 sq m
First Floor Area 1208 sq ft - 121.5154 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although this plan provides the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given as to the total square footage of the property within the plan. The figures are for initial guidance only and should not be relied on as a basis of valuation.





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