PADDOCK VIEW

LOWER KINGSWOOD, SURREY

ELIVIA

HOMES

Introduction

Paddock View is an exclusive hamlet-style development comprising just four luxury detached homes.

Prospective buyers will enjoy a peaceful setting with great walks through the Surrey Hills, surrounded by picturesque countryside, with the benefit of close amenities, road links and trains to London.


Computer-Generated Image of Paddock View


Representation of a kitchen specification at Paddock View

Our award-winning homes acknowledge the areas architectural heritage, combining traditionally designed exteriors and offering well-appointed contemporary living accommodation.

Nestled within an attractive landscape setting, the homes will be interspersed with green open space, encouraging a strong sense of community for residents.

Things to Do at Lower Kingswood

For alfresco exercise, get your wheels spinning on one of the beautiful cycle trails or take a ramble around the National Trust - Reigate Hill and Graton Park. For those interested in Equestrian pursuits, the area offers an abundance of riding trails, riding schools, and nearby Grade 1 listed Epsom Down Racecourse famous for the annual Derby 'the crown jewel of horse racing' (a 12-minute journey by car).

For keen golfers, Surrey offers some of the country's best 18-hole courses with such names as Wentworth and Sunningdale, but for those looking for a game closer to home, Kingswood Golf & Country Club and Walton Heath Golf Club are a perfect choice.

Families will find Lower Kingswood a great place to live, thanks to the scenic views, abundance of child-friendly things to do and the array of excellent schools nearby.


Epsom Down Racecourse


Gatton Park



Walton Heath Golf Club

Premium Rural Location

Lower Kingswood is a lovely place to live; surrounded by heathlands, grasslands and woodlands, overlooked by the North Downs, this rural beauty is also full of fascinating geological history.

For shopping, you are well placed with neighbouring settlements Tadworth, Reigate and Chipstead, all of which offer a selection of coffee shops, bakeries and boutiques. For serious shoppers, London is accessible from Kingswood Station (see page 7 for travel information).

For eateries, the area offers a fantastic selection of restaurants and pubs providing local, Italian or Indian cuisine, with plenty of options for all the family to enjoy.



The Grumpy Mole, Tadworth



Reigate Town


Lower Kingswood



Kingswood Primary School


Kingswood Primary School

Education

Local primary schools include Kingswood Primary School (a 0.7-mile drive), while there is St Bedes School or Kingswood House Private School (3.3 miles and 7.3 miles, respectively) for secondary education.

Some first-class independent schools, such as Box Hill, are also 10.9 miles away.

Well Connected

Kingswood station is just 3 miles away and has direct trains to London Bridge in 51 minutes.

Alternatively, Dorking mainline station has trains to London Waterloo in 53 minutes. Frequent bus services also offer numerous routes around Lower Kingswood, and with Gatwick & Heathrow a stone's throw away, worldwide travel is made easy.

If a day by the sea is more your thing, a trip to cosmopolitan Brighton only takes 50 minutes by car.

Kingswood Train Station

7-minute drive / 3.0 miles

Dorking Train Station

18-minute drive / 8.9 miles

Trains to London Bridge from Kingswood Station

51-minute train journey

Trains to London Waterloo from Dorking Station

53-minute train journey

Gatwick Airport

17-minute drive (via M23) / 13.9 miles

Heathrow Airport

39-minute drive (via M25) / 32 miles

M25 Motorway

8-minute drive / 4 miles



Kingswood Station


Kingswood Station

South East England



Elivia Homes represents the coming together of our regional, award-winning businesses, formerly known as Vanderbilt Homes, Millwood Designer Homes and Crayfern Homes. Vanderbilt Homes was founded in 2004 and now operates as our Central region, Crayfern Homes our Southern region and most recently, Millwood Designer Homes operates our Eastern region.

Computer-Generated Image of Paddock View, Lower Kingswood

ELIVIA

HOMES

Elivia Homes Eastern is an award-winning homebuilder based in Kent, with exclusive developments throughout Kent, Sussex and Surrey.

Elivia Homes build a broad range of individually designed homes, from contemporary apartments to traditional two and three-storey residences.

Orchard Cottage Stables
Babylon Lane
Lower Kingswood
Tadworth
Surrey
KT20 6XA

E: PaddockView@eliviahomes.co.uk

his brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed.
he photographs shown within this brochure are indicative of the quality of a Elivia home and do not necessarily relate to the house types.
Times are approximate and are taken from googlemaps.co.uk and nationalrail.co.uk.

ELIVIA

HOMES

enquiries@eliviahomes.co.uk
+44(0)1732 770991

eliviahomes.co.uk