



One of Kingswood's most exceptional modern houses

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## Kingswood KT20

London 17 miles  
Kingswood Village 0.9 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

Individually designed and bespoke built, this elegant and sophisticated house enjoys privacy and security in its level plot of over half an acre with a broad frontage to one of Kingswood's finest private roads.

Chic and stylish, a perfectly balanced family home of over 7,700 sq ft which has so many luxuries and is also ideal for entertaining on a grand scale.

### Guide Price £4.5 million

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Grand Reception Hall with Galleried Landings ■ Cloakroom
- Drawing Room ■ Study ■ Sitting Room
- Open-plan Kitchen - Dining - Family Room ■ Utility Room ■ Second Staircase
- 6 Bedroom suites, 3 with Dressing Rooms ■ 7<sup>th</sup> Bedroom or Gym / Studio / Office
- The substantial Principal Suite features a full-width Balcony
- Utility Room / Kitchens also on first and second floors
- Double Garage ■ Gated frontage with carriage driveway and extensive parking
- Naturally secluded Gardens with West aspect and broad terrace
- In all, around 0.55 Acre



Combining the elegance and gravitas of a classical facade with the chic sophistication of contemporary interior design, this is one of Kingswood's most exceptional modern houses.

On viewing this property, it will soon become evident that this is a dream home; imaginatively designed and expensively built in 2009 to uncompromisingly high standards. The high ceilings and large windows serve only to enhance the spacious and light ambiance created by a wealth of interior glass and over-height doors.

Perfectly balanced living spaces and bedrooms reflect the demands of today's family life with ample space for working from home and a versatile layout with easily formed annexe and staff flat if required.

An impressive home for entertaining family and friends, the property has full-width bi-fold doors leading out onto the terrace and gardens with West aspect and many places to sit and enjoy the tranquillity. There is ample parking on the gated, carriage driveway in addition to the large double garage.



In the heart of Kingswood Warren, the property has a bold corner position and a broad frontage to this exclusive private road.

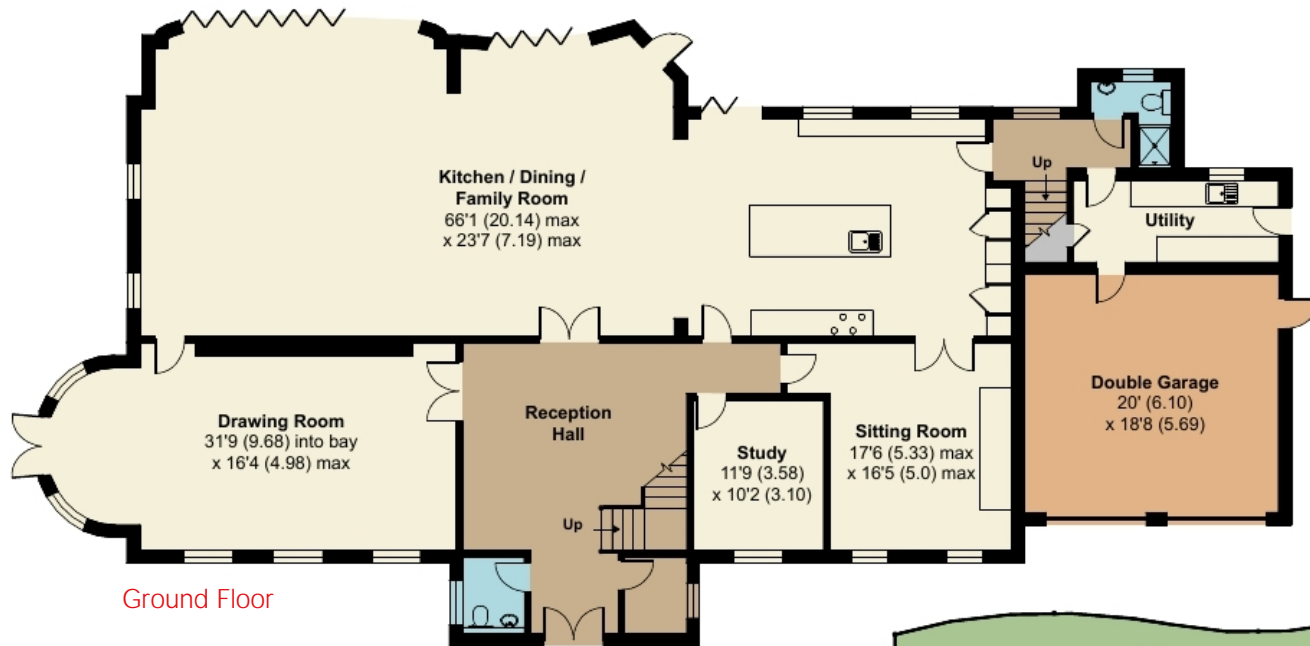
Within a mile, the village offers commuter rail services to London, local shopping, the Waterhouse cafe and the Kingswood Arms gastro-pub.

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports.

Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.

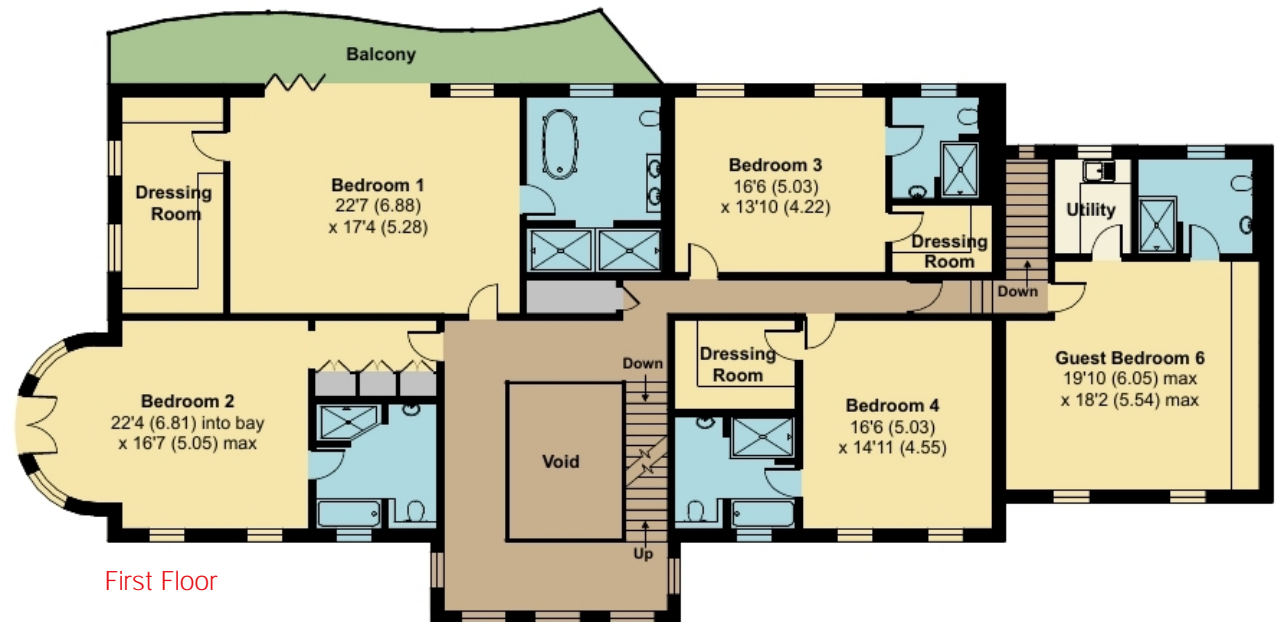




Ground Floor



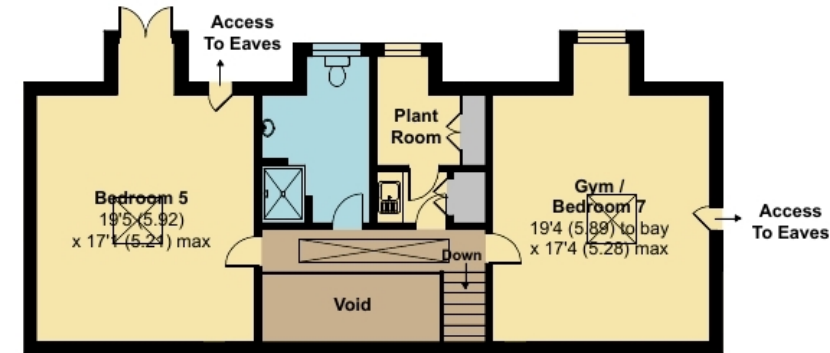
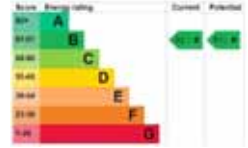
TOTAL FLOOR AREA  
7,741 SQ FT / 719.1 SQ M



First Floor

The many features of this fine home include:

- Bespoke built in 2009 to uncompromising standards
- Stunning, open-plan Kitchen-Dining-Family Room
- Stylish curved rear wall with full width bi-fold doors to the terrace
- Contemporary, fully-integrated Kitchen with Miele appliances
- 2.9 m ceilings on the ground floor with 2.4 m walnut doors
- 2.6 m ceilings to the first floor with 2.3 m walnut doors
- Impressive Grand Hall with staircase and galleries in glass and walnut
- Concrete floors with Gas Underfloor Heating
- Air Conditioning to certain principal rooms
- Up to 7 Bedrooms with Separate Annexe and potential Staff Flat
- 7 Luxury Bathroom / Shower Rooms and 3 Dressing Rooms
- Spacious Principal Suite with full-width Balcony
- Crestron Home Automation and Lutron programmable lighting
- Secure, gated Frontage with ample parking and Double Garage
- Full-width terrace, perfect for entertaining family and friends
- Naturally secluded, irrigated and level gardens with West aspect
- A substantial and immaculately-presented home
- Sophisticated, monitored security and fire alarm systems with CCTV



Second Floor



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



