



Exclusive and private, just a few minutes from the village

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Furze Grove Kingswood KT20 6ES

Kingswood Village ¼ mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

This excellent modern house enjoys a more private Kingswood location just moments from the village and station.

A substantial and luxurious family home of almost 5,000 sq ft featuring an independent annexe, 5 or 6 double bedrooms and 5 living rooms arranged around a spacious central hall, perfect for those who like to host.

Offers in Excess of £2 million

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

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- Reception Hall ■ Guest Cloakroom ■ Sitting Room ■ Study ■ Playroom
- Family Room ■ Kitchen - Breakfast - Dining Room ■ Utility Room ■ Family Cloakroom
- 5 Bedrooms ■ 4 Bath/Shower Rooms including Principal Suite with Dressing room, 2 further suites
- Independent Annexe / Study / Office / Bedroom 6 with Shower Room
- Detached Double Garage ■ Further Parking for several cars ■ Wrap-around Gardens



One of just two houses built here by Shanly in 2013, this house was individually designed with traditional character features and a contemporary interior that is both spacious and bright.

The large central hall leads to five good-sized living rooms including an open plan kitchen - breakfast - dining room, which along with the family room has bi-fold doors leading out to the terrace - perfect for indoor/outdoor living and entertaining.

On the first floor, there are five double bedrooms, three have ensuites and the principal suite also has a fitted dressing room. At the side of the house, the large double garage adds to the impressive broad frontage where there is further parking and the advantage of an independent annexe, also ideal for working from home.

The house is encompassed by its landscaped gardens which are easily maintained and secluded by natural borders. Available with no onward chain.



At the end of a private drive shared with just one other house, the property has a most private location whilst being within a few minutes' walk of Kingswood village with its local shopping, Waterhouse café and Kingswood Arms gastro-pub as well as frequent rail services to London from the station. Reigate, Epsom and Banstead Village are just a short drive away with a greater selection of shops, supermarkets and facilities in general.

Nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8) giving 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, Aberdour and Banstead Prep and 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.

There are also numerous pubs, restaurants, local theatre and cinema in the surrounding villages and nearby towns.



The many features of this fine home include:

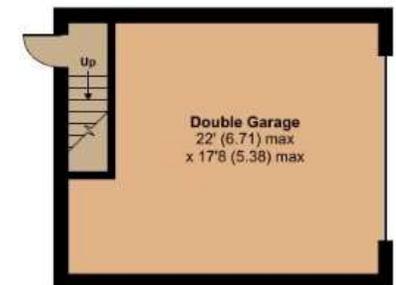
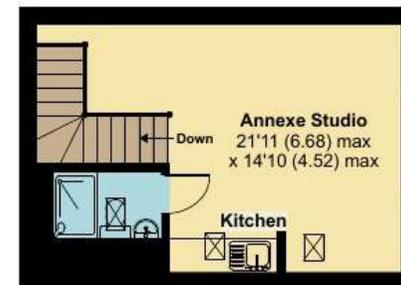
- Contemporary Kitchen with quartz-granite surfaces and integrated appliances
- Bi-Fold doors to the Terrace from Dining Room and Family Room
- Contemporary style Kitchen - Breakfast Room
- Concrete Floors to main house with Gas-fired Underfloor Heating
- Luxurious Bathrooms and Shower Rooms
- Impressive 27' x 15' Reception Hall
- Large Double Garage and further parking
- Independent Annexe - possible Stamp Duty saving
- Exclusive Kingswood location
- Underfloor Heating on ground and first floors, controlled remotely by app or at room stats
- No onward chain



TOTAL FLOOR AREA

4,793 SQ FT / 445.2 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Council Tax Band: H

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