



In a particularly secluded setting, near to Kingswood village

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## Kingswood KT20

London 17 miles  
Kingswood Village 0.5 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

Just minutes from the village, this sought-after detached bungalow has been improved and well maintained, whilst offering great potential for updating, upsizing and even replacement.

One of just a few built in this quiet close off Alcocks Lane and now available with no onward chain.

**Guide Price £1,000,000**

View by appointment please, exclusively through  
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- Entrance Hall ■ Sitting Room ■ Conservatory
- Kitchen – Breakfast Room ■ Lobby ■ Cloakroom
  
- Principal Suite of Bedroom, Study / Dressing area and Bathroom
- Second Bedroom ■ Third Bedroom / Dining Room ■ Guest Bathroom
  
- Garage ■ Broad Frontage with driveway parking
- Some 60' deep x 100' wide, naturally-secluded Rear Garden with South aspect
- In all, around 0.25 acre



Detached bungalows are sought after in this quiet and prestigious village and our clients' property has a particularly secluded setting only a short walk from the village and station.

Built in the 1950's as one of just a few in the close, the property has a broad frontage with ample parking in addition to a large garage. The rear garden fans out whilst enjoying a high degree of natural privacy and a South aspect.

The interior is bright and spacious with high ceilings and large windows which have been replaced with double glazing. A substantial, hardwood-framed conservatory has been added creating versatile living space with double doors leading out to the garden. There are three double bedrooms, one is currently used as a separate dining room and there are two full bathrooms. The principal suite has extensive wardrobes, a study or dressing area and an ensuite bathroom.

During the 1990's the property was improved and updated and has been maintained generally in good order since. Available now with no onward chain, there is great potential for updating, upsizing and transformation and even complete replacement in this high-value location.



The property enjoys a particularly secluded setting in this quiet close, near to Kingswood Village. The village is just half a mile away and offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub.

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. There are frequent rail services to London Bridge and Victoria from Kingswood Station and 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 in some 45 and 25 minutes respectively.

Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

This location is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club. Further golf courses are at Walton Heath and RAC Woodcote Park while the Epsom Downs racecourse, home to the infamous Derby races, is also nearby.

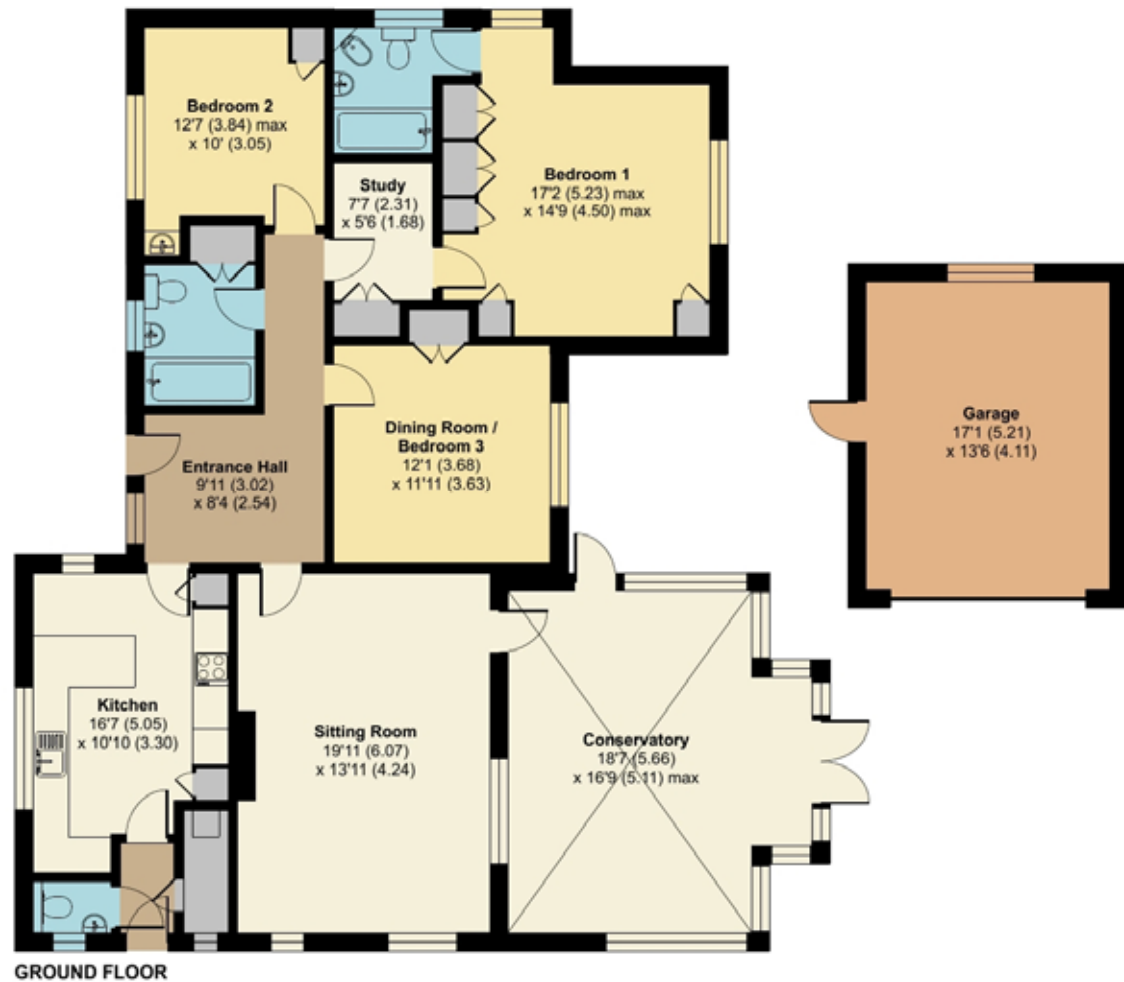


## TOTAL FLOOR AREA

1,855 SQ FT / 172.3 SQ M

The many features of this fine home include:

- Naturally secluded gardens with South aspect at the rear
- Bright interior with high ceilings and large windows
- Spacious 20' x 14' Sitting Room with fireplace
- Impressive, high-quality Conservatory
- Limed-oak fitted Kitchen-Breakfast Room with appliances
- Up to three double Bedrooms and two Bathrooms
- Principal Suite with Bathroom and Study / Dressing area
- Around 60' of secluded Frontage with large Garage and parking
- South-aspect Rear Garden with natural seclusion
- Great potential for upsizing or even replacement
- Quiet location near to the village
- Available with no onward chain



**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.

