



One of Kingswood's originals with a Warren location

exclusive to

**SAUNDERS**

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# Kingswood

Kingswood Village ½ mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

All times and distances are approximate

In a private yet accessible Kingswood Warren location, this charming detached house is one of Kingswood's originals and is set in beautiful and unspoilt gardens, in all just under an acre. A substantial family home with character features and tremendous potential for further extension if desired, subject to consent.



- Entrance Porch | Hall | Cloakroom
- Sitting Room | Dining Room
- Family Room | Conservatory | Study
- Kitchen-Breakfast Room | Utility Room
- 5 Bedrooms | Dressing Room/Bedroom 5
- 2 Bathrooms including one Ensuite
- 2<sup>nd</sup> Ensuite with hand basin and WC
- In and Out Driveway
- Double Garage with 2<sup>nd</sup> gated Driveway
- Beautiful Gardens, in all approaching 1 acre

Price £1.475 million







An enviable Kingswood Warren location and within just a few minutes' walk from Kingswood Station with its frequent services to London and the village with its local shops, restaurants and the Kingswood Arms pub. Nearby, the A217 gives an arterial route to London and within a few minutes, the M25 at Reigate Hill (Junction 8). This part of the Surrey Downs has a wealth of renowned schooling and a diverse choice of venues for sport, leisure and culture including Kingswood's own two golf courses and tennis club.



Individually built in the 1930's and encompassed by beautiful gardens, this substantial detached house has tremendous character throughout whilst having been updated and improved to create well-appointed family accommodation. The broad frontage to the close includes an In and Out driveway and a second gated driveway from Woodland Way leading to the double garage. In addition, there is ample scope for further extension to enhance the house in this high-value location.

Wealth of original oak joinery including a panelled Hall | Lovely Sitting Room with Inglenook | Large Conservatory leading out to the gardens | 5 Bedrooms, one used as Dressing Room | Two modern Bathrooms, one ensuite | Second Ensuite, with hand basin and WC | In and Out Driveway and separate gated parking | Large Detached Double Garage | Beautiful, secluded Gardens | Exclusive Kingswood Warren location



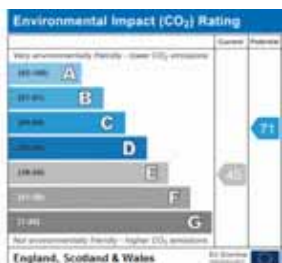


GROUND FLOOR  
APPROX. FLOOR  
AREA 2118 SQ.FT.  
(196.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1152 SQ.FT.  
(106.2 SQ.M.)

TOTAL FLOOR AREA  
3,250 SQ FT / 301.9 SQ M



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