



One of Kingswood's earliest houses

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Kingswood KT20

London 17 miles
Kingswood Village 0.7 mile Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3.5 miles
All times and distances are approximate

Towards the end of this quiet, private lane a substantial Edwardian detached house of character set in beautiful, secluded gardens.

Refurbished in recent years, an excellent six-bedroom family home of over 6,500 sq ft and featuring a four-car garage and large office or studio annexe.

Offers invited in excess of £2 million

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

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- Entrance Vestibule ■ Reception Hall ■ Inner Hall ■ Cloakroom
- Drawing Room ■ Dining Room ■ Library ■ Gym ■ Office or Annexe Studio
- Kitchen - Breakfast Room ■ Utility Room
- 6 Bedrooms, 2 Walk-in Wardrobes, 2 Bathrooms and 2 Shower Rooms including Principal Suite
- Second-floor Snooker / Games Room
- Four Car Garage ■ Gated Frontage ■ Some 100' x 75' Rear Garden
- In all, around 0.33 Acre



In the years following the introduction of the railway to Kingswood in 1897, some of Kingswood's earliest country houses were built, including this impressive property which was individually designed and built in 1903.

The house has been extensively and sympathetically refurbished in recent years. Modern refinements were added while period features were restored to create a family home with perfectly balanced family accommodation over three floors. There are three spacious living rooms arranged around a central reception hall. The country style kitchen has bespoke fitted oak-fronted cabinets, granite surfaces and integrated appliances, even the slate floor has underfloor heating.

There are six bedrooms over first and second floors, served by bathrooms and shower room at each level and the principal suite and second bedroom both have walk in wardrobes. In addition there is a large snooker / games room.

Above the four-car garage there is a 34' office or potential studio flat and there is parking for several cars on the gated frontage. The beautiful rear garden has many spaces to enjoy the tranquillity and a full width terrace, ideal for entertaining.



On the edge of the village, this property is within a few minutes' walk from Kingswood Station with its frequent services to London Bridge and Victoria.

The village has local shopping and the Kingswood Arms gastro pub whilst, for more diverse shopping and restaurants, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow (40 mins) and Gatwick Airport (20 mins) as well as the coastal ports and Eurotunnel.

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 such as Whitgift run a private bus service from the area.

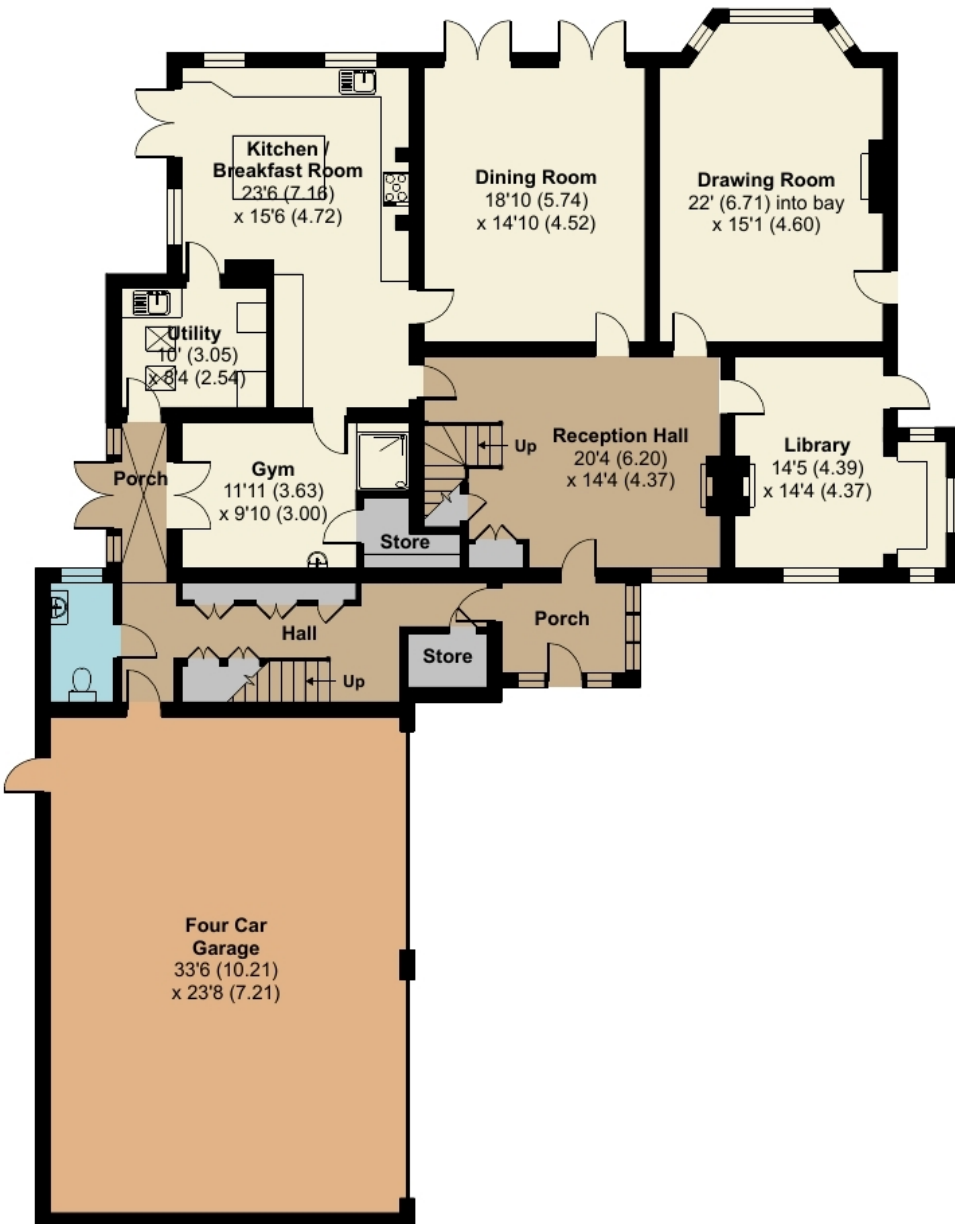
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Beaverbrook Hotel and Golf Club, Epsom Racecourse as well as abundant open countryside for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



TOTAL FLOOR AREA

6,396 SQ FT / 594.2 SQ M

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

SECOND FLOOR



The many features of this fine home include:

- Country style kitchen with oak cabinets, range cooker and appliances
- The slate kitchen floor has underfloor heating
- Grand central reception hall with fireplace and oak parquet floor
- Luxurious bathrooms and shower rooms and two walk-in wardrobes
- Wealth of period features including fireplaces and decorative ceilings
- Air-conditioned substantial office, also ideal as a studio annexe
- Second-floor games room, potential for a media room / cinema
- Ground-floor gym with sauna and shower
- Modern gas central heating and Megaflo pressurised hot water system
- Four-car garage with aluminium chequerplate flooring
- Courtyard-style gated frontage with extensive parking
- Beautiful garden with Southerly aspect and natural seclusion
- Pretty courtyard with grapevine, flagstone terrace and sheltered verandah
- Tastefully decorated and beautifully presented throughout
- Edge-of-village location, just a few minutes from the station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead
 Council Tax Band: H
 All mains services
 Broadband: Ultrafast Full Fibre
 To the best of our knowledge on production of this brochure

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