



Exclusive and refined family home within a semi-rural location.

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Warren Cottages Woodland Way Kingswood KT20 6NN

Kingswood Village and Station 0.6 mile
London 16 miles Banstead 4 miles Reigate 4 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

A beautifully presented and characterful Victorian end of terrace home with four double bedrooms in a prestigious Kingswood location, perfect for modern family living.

- | Porch
- | Sitting-Dining Room
- | Kitchen
- | Utility Room
- | Study/Gym
- | 4 Double Bedrooms
- | 3 Bathrooms, 2 of which en-suite
- | Store Room
- | Driveway Parking
- | Private Garden

Offers in Excess of £800,000



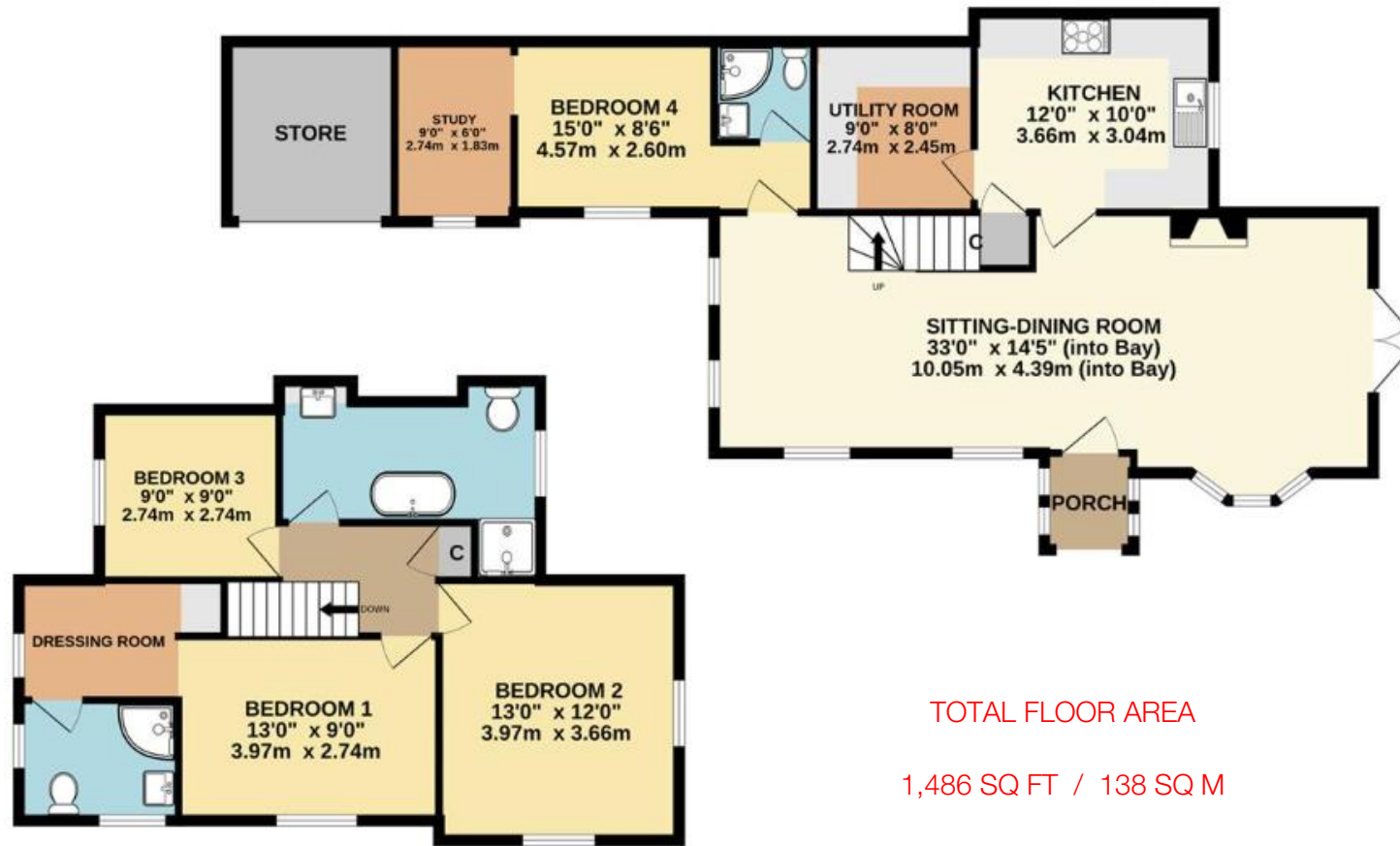


This charming four bedroom Victorian cottage has been enhanced and expanded by the current owners and is presented to the market with great amenity for modern family living. Approached off a shared and a private drive, this property enjoys natural seclusion within its wrap-around plot. The porch opens to the large sitting-dining room which extends to some 33' with triple-aspect and views onto the rear garden, the modern fitted kitchen also benefits from views with access to the well-appointed utility room. There are three double bedrooms upstairs with the principal bedroom being appointed with a dressing room and en-suite shower room, the family bathroom is immaculately finished with a roll-top bath and fitted shower. There is a fourth bedroom with en-suite shower room on the ground floor with a study/gym adjoining. Externally there is a large external storage room, driveway parking for multiple cars and private gardens extending some 60' to the rear.

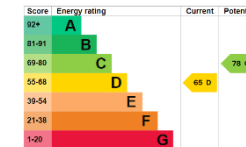


Located in a quiet spot just off one of Kingwoods most desirable private roads and near the junction with Sandy Lane. Within walking distance, the village offers commuter rail services to London, local shopping, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive 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.





TOTAL FLOOR AREA
1,486 SQ FT / 138 SQ M



- | Highly-desirable Kingswood Warren Location
- | 4 Double Bedrooms, with one on Ground Floor
- | Dressing room and en-suite Shower room to Principal Bedroom
- | 33' Sitting-Dining Room with bay windows and French doors to rear garden
- | Walking Distance to Kingswood Station
- | Driveway Parking for Multiple cars
- | Modern Fitted Kitchen with Range Cooker
- | Private Rear Garden
- | Double-Glazed Sash Windows
- | Mains Services

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: F
All mains services
To the best of our knowledge on production of this brochure

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a viewing appointment

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