



Privacy and security just moments from Kingswood Village

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Waterhouse Lane  
Kingswood  
KT20 6HT

London 17 miles  
Kingswood Village ½ mile  
Banstead 4 miles Reigate 6 miles Epsom 6 miles  
London by rail 40 minutes from Kingswood Station  
M25 (Junction 8) 5 minute drive

Nestled in spacious gardens and within a level, one-acre plot, this elegant modern house is located within a few minutes' walk of the village.

Over 5,000 square feet of beautifully appointed family accommodation that features an independent 2/3 bedroom annexe and a heated swimming pool. Perfect also for those who love to host.

Guide Price £2.75 million

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

kingswood@richardsaunders.co.uk



- Grand Reception Hall and Galleried Landing with Balcony ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Games Room and Bar with Cloakroom
- Kitchen – Breakfast – Family Room ■ Utility Room
- 5 Bedrooms, Dressing Room and 4 Bath/Shower Rooms including Principal, Second and Third Suites
- Independent Annexe of Hall, Cloakroom, Living Room, Kitchen, 2 Bedrooms and Bathroom
- Triple-width Garage ■ Gated Frontage of 115' wide and 225' deep
- Rear Garden of around 115' x 110' at the rear with heated Swimming Pool
- In all, 1 acre



At a time when spacious, individual one-acre plots were more available, this exceptional house was individually designed and built around 1974. Twenty years ago, our clients bought the house and set about transforming it with sympathetic extension and comprehensive refurbishment to create the magnificent family home you see today.

Over just two floors, the perfectly balanced accommodation is arranged around an impressive 25' x 25' reception hall and galleried landing which are connected by an oak staircase. At its hub, the good-sized kitchen – breakfast - family room has been bespoke fitted and has full-width bi-fold doors which lead out onto the terrace, thus creating ideal spaces for indoor/outdoor living and entertaining.

In the main house there are five double bedrooms, three have ensembles including an enviable principal suite which comes complete with a dressing room and roof terrace overlooking the rear garden. The independent annexe can provide 2 or 3 bedrooms, depending on how it is configured and the 31' x 19' games room and bar would also make an extensive home office or cinema.

There's garaging for three cars in addition to gated parking and plenty of space to tuck away trailers, a boat or caravan. The gardens are level and naturally secluded, featuring a heated and filtered outdoor swimming pool.





Set back from the lane and approached over a long, winding driveway, this property enjoys an exclusive setting on the edge of this sought-after Surrey village.

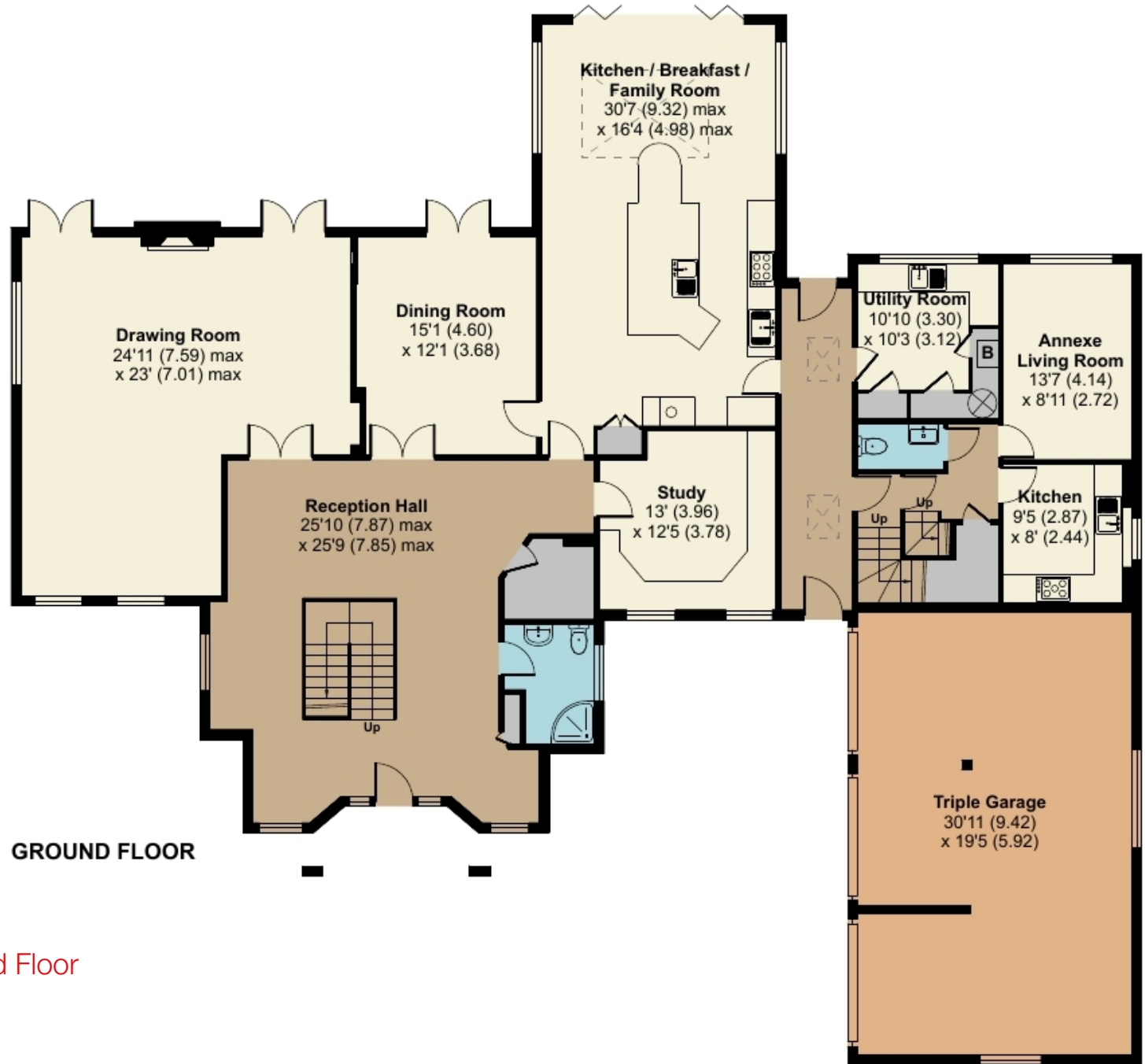
Kingswood Station is within just a few minutes' walk, offering regular services to London Bridge and Victoria and the village offers local shopping and the Kingswood Arms gastro pub.

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.





The many features of this fine home include:

- Gated 225' deep frontage with long winding driveway
- Naturally secluded and level gardens with heated swimming pool
- 30' kitchen – breakfast - family room with bi-fold doors and roof lantern
- Bespoke fitted kitchen with granite surfaces and bar
- Five double bedrooms, all with fitted wardrobes, three with ensembles
- Lovely principal suite which also has a dressing room and roof terrace
- Excellent independent annexe with versatile layout
- Double glazing, gas central heating and pressurised hot water system
- Maintained in immaculate order and beautifully presented
- Private and yet accessible location on the edge of Kingswood Village

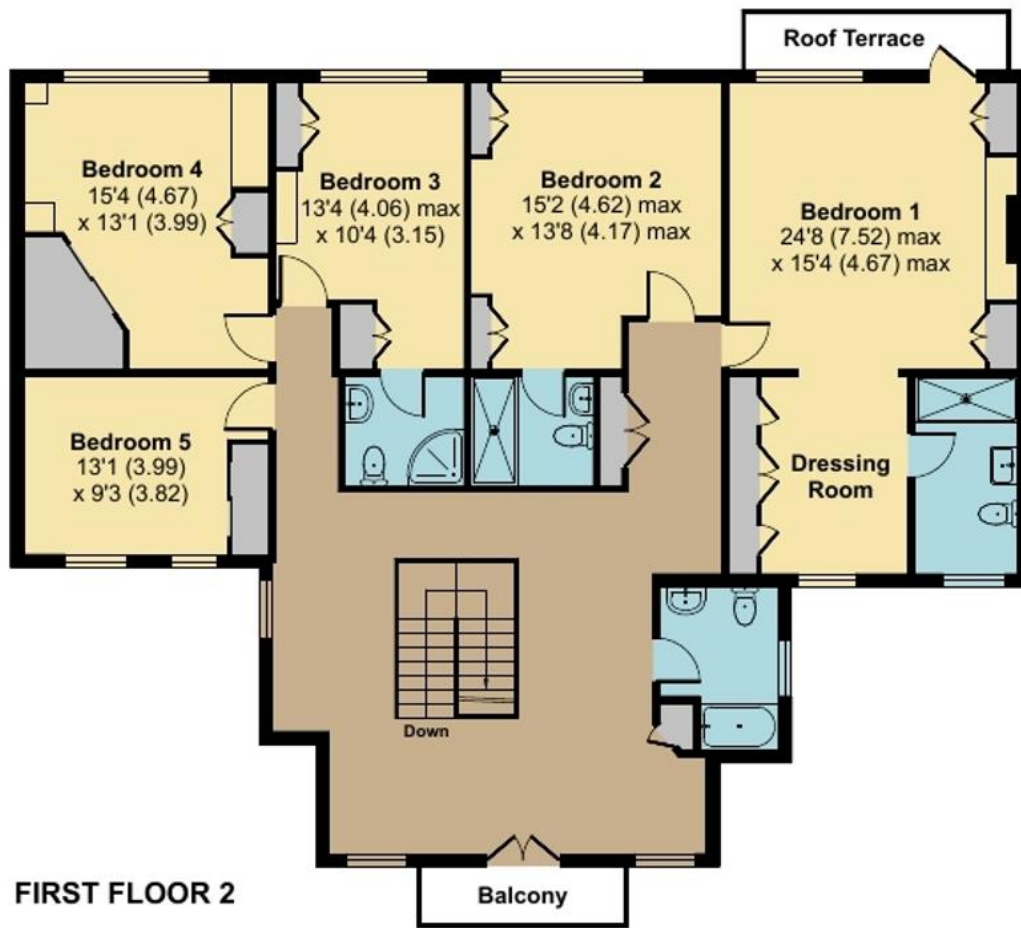
Ground Floor

TOTAL FLOOR AREA  
5,881 SQ FT / 546.3 SQ M





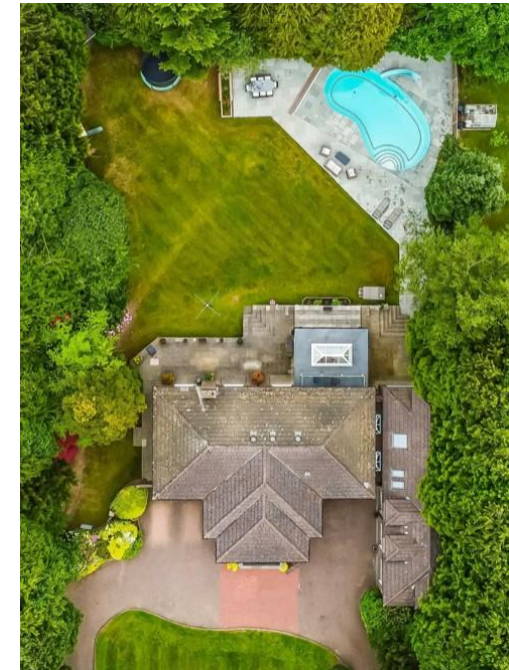
**FIRST FLOOR 1**



**FIRST FLOOR 2**

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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

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