



In a tranquil, semi-rural setting backing onto fields

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**Lovelands Lane
Lower Kingswood
KT20**

London 19 miles
Reigate 4 miles Banstead Village 5 miles
Merstham Station to London: 35 minutes
Reigate Station to London: 55 minutes
M25 (Junction 8) 1 mile
All times and distances are approximate

In this secluded, no-through lane an outstanding modern detached house set in almost half an acre with a deep frontage and a West-backing rear garden.

This fine home is available for the first time in 42 years and offers its new owners the potential to refurbish and transform the extensive family accommodation.

Guide Price £1 million

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Enclosed Porch ■ Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room
- Family Room ■ Kitchen – Breakfast Room ■ Utility Room ■ first-floor Study
- 4 Bedrooms, 2 Bathrooms and Cloakroom including a Principal Suite with Roof Terrace
- Double Garage ■ Frontage of some 70' ■ Some 150' x 80' Rear Garden
- In all, around 0.45 Acre



This impressive modern house was individually designed and built in 1963 on a broad, level plot of almost half an acre. The deep frontage features an 'in and out' driveway with a central lawn and a magnificent cedar tree. There are just fields directly opposite. The rear garden enjoys natural privacy and a West aspect, backing directly onto a field.

The house has good-sized family accommodation that, over the years has been well maintained and improved. The spacious and light ambiance is enhanced by open-plan living spaces and large, full-height windows. There is partial double glazing and gas-fired warm air heating and there remains tremendous potential for updating and further extension, subject to planning consent.

There is ample driveway parking in addition to the double width garage.

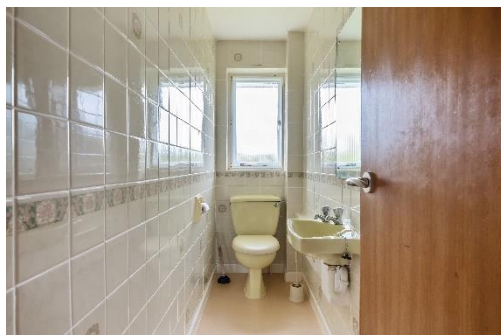
The house is available with no onward chain.

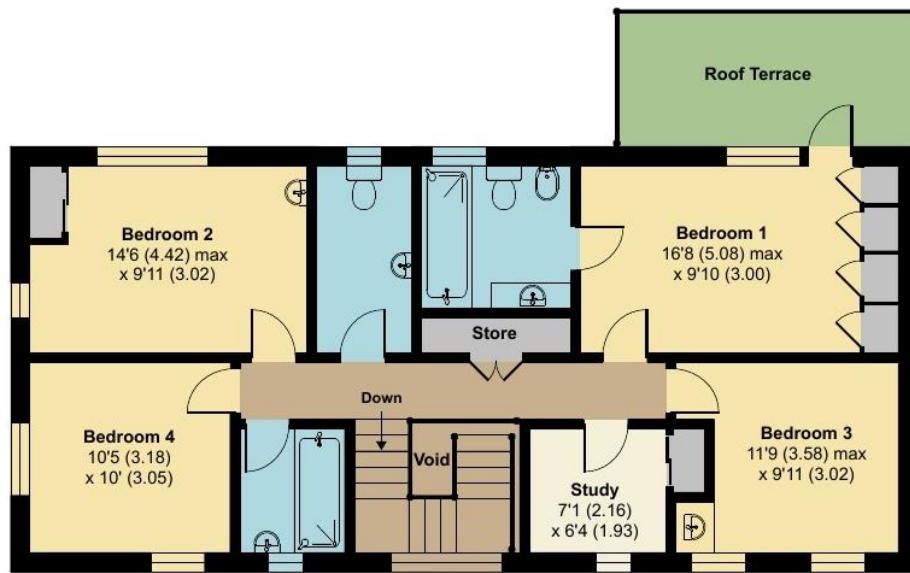


The property has a tranquil, semi-rural setting in this quiet, no-through lane and yet it offers remarkable accessibility. Within just a few minutes' drive at Reigate Hill (J8), the M25 gives access to the nation's motorway network bringing Gatwick within 15 minutes and Heathrow within 35 minutes. The coastal ports and Eurotunnel are easily reached. There are rail stations at nearby Reigate, Merstham and Kingswood.

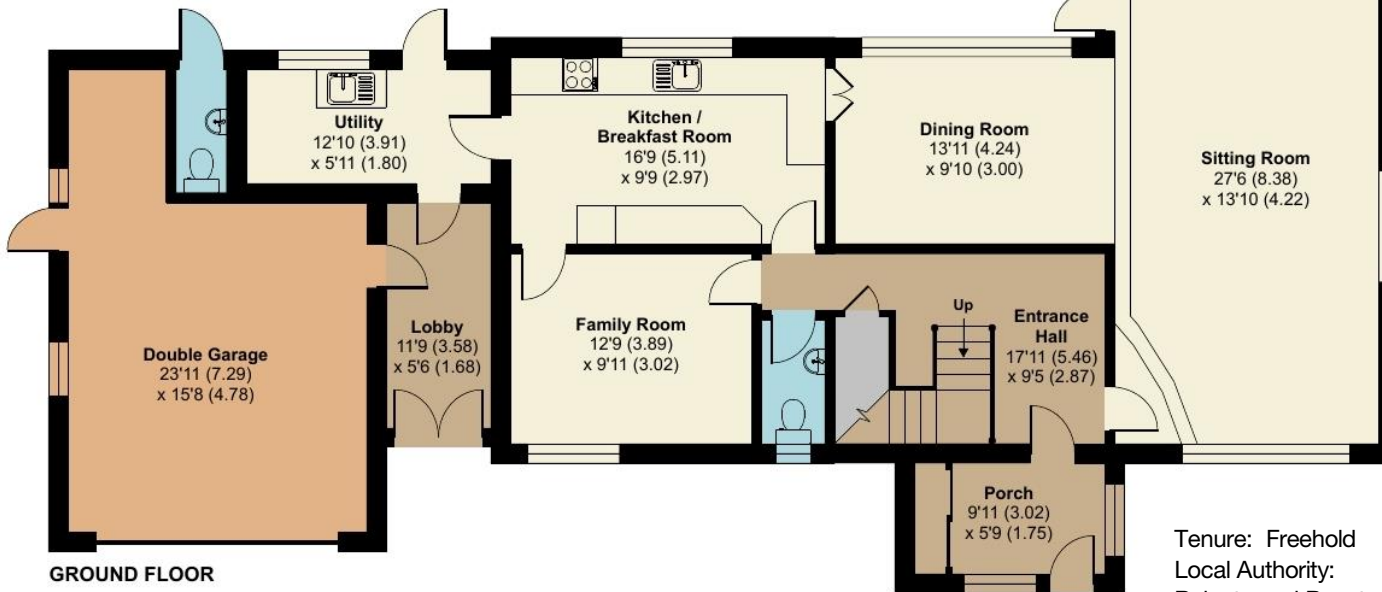
Lower Kingswood has local shopping whilst Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Some of Surrey's finest schools are available locally including Kingswood Primary School, Reigate Grammar, The Hawthorns School and Nursery, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep.

High on the Surrey Hills, this location is encompassed by wonderful open countryside including the renowned beauty of Colley Hill, Reigate Hill, Gatton Park and Walton Heath, ideal for walks, cycling, running and horse riding with several liveries nearby. There are also many venues for almost every conceivable sport, leisure and cultural pursuit including several golf courses, private gyms, Banstead Sports Centre, and many pubs, restaurants, local theatre and cinema.





FIRST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA

2,511 SQ FT / 233.2 SQ M

The many features of this fine home include:

- Spacious and light ambiance with large windows
- Open plan sitting room and dining room
- Limed-oak fitted kitchen - breakfast room
- Principal bedroom suite with roof terrace and bathroom
- First-floor study / nursery / small 5th bedroom
- Large double garage, ample space for workshop area
- Deep frontage with 'in and out' carriage driveway
- Lovely, West-backing garden and views over fields
- Potential for extension, subject to planning consent
- Partial double glazing and gas-fired warm air heating
- Tranquil, semi-rural location in a no-through lane
- Available with no onward chain

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

