



Reimagined with a stunning, contemporary interior

exclusive to

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Waterhouse Lane
Kingswood
KT20 6DT

Kingswood Village and Station - a few minutes' walk
London 50 minutes by rail
London 17 Miles
Reigate 4 Miles
M25 (Junction 8) 3 Miles
All times and distances are approximate

Transformed from its origins, this contemporary home has a chic and stylish interior design, and is ideal for both family living and entertaining.

An excellent modern detached house with gated frontage and within moments from the village and station.

Guide Price £1.5 million

View by appointment please, exclusively through
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Study ■ Conservatory
- Open plan Kitchen – Dining – Family Room ■ Utility Room
- 5 Bedrooms, Dressing Room and 4 Bath / Shower Rooms including Principal Suite and two suites
- Double-width Garage
- Gated frontage with ample parking
- Secluded Rear Garden of around 85' x 50'



Built by Shanly Homes in 2014, this impressive detached house is set back with a gated, deep frontage and secluded, 'wrap-round' gardens, landscaped and now mature. There's ample parking in addition to the fitted-out double garage.

Whilst their home had a brilliant combination of living spaces and bedrooms with ensembles, our clients knew it held potential to take it further, bringing in more space and light to the living areas and enhancing the ease of indoor/outdoor entertaining.

The ground floor was redesigned to bring the everyday living, dining and kitchen areas across the rear of the house with a bold extension, vaulted ceiling with skylight and satin-smooth tiled floor. Full height windows and doors effectively bring the garden into the home and the all-new kitchen includes high-quality appliances and quartz granite surfaces. There's also a separate sitting room or playroom and a fitted study.

There are five double bedrooms and four bath/shower rooms over first and second floors including 3 ensembles and the house has a wealth of fitted wardrobes, cupboards and storage. An interior viewing of this exceptional home is a must.





Situated on the edge of the village and yet this house enjoys privacy in its secluded garden and gated, deep frontage.

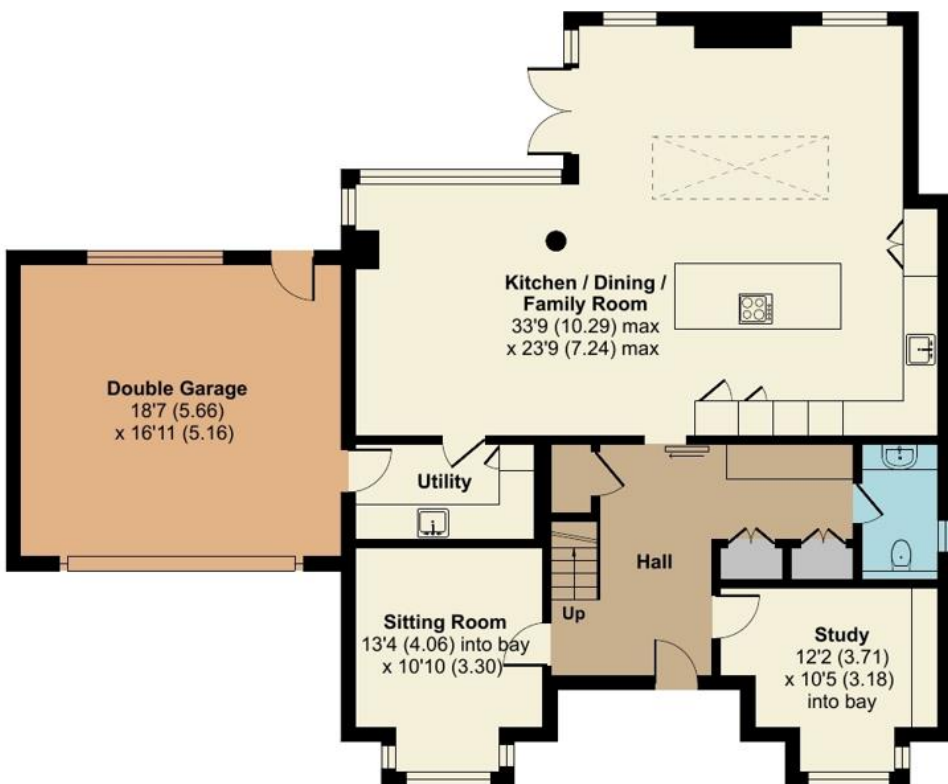
Within a few minutes' walk, the village offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

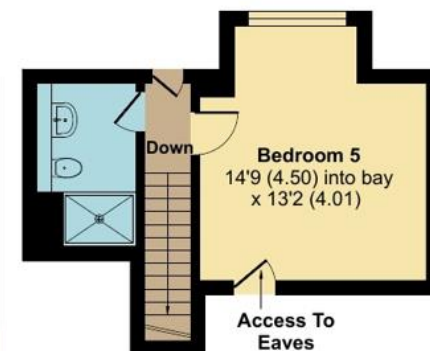
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.





TOTAL FLOOR AREA
2,811 SQ FT / 261.1 SQ M



The many features of this fine home include:

- Stunning, contemporary living – kitchen – dining room
- Chic and sophisticated kitchen with appliances and quartz-granite
- Satin-finish tiled floors to most of the ground floor
- Attractive entrance hallway with fitted cabinets
- Separate Sitting Room / Playroom and fitted Study
- Luxury ensuites and a dressing room to principal suite
- Fitted-out double garage and ample driveway parking
- Secure, gated frontage
- Secluded 'wrap-round' garden of some 85' x 50'
- Edge-of-village, a short walk from the shops and station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	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.

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

