



A substantial period home in a private Kingswood location

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Copt Hill Lane
Kingswood
KT20 6HL

Kingswood Village 0.8 mile
London 17 miles
Banstead 4 miles Reigate 4 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

In a private and yet accessible location on the edge of the village, an outstanding period home being one of two wings of this early Victorian country house.

An extensive and well-appointed family home with tremendous character throughout.

Guide Price £1,500,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Study ■ Dining Room
- Games Room ■ Kitchen - Breakfast Room ■ Utility Room ■ Two Cellars ■ Wine Store
- 5 Bedrooms, ensuite Shower Room and Family Bathroom
- Detached former forge now a Studio Annexe of Office at home
- Double Garage ■ Further Parking ■ Gardens extending to around 125' x 85' in the main
- In all, some 0.34 Acre



Certainly one of Kingswood's earliest homes, this impressive country house was built around 1860 and it is believed that it replaced the much older Copt Hill Farm. The remains of the farm's old flint walls, its original forge and well have been discovered.

Soon after World War II, the house was divided into two equally substantial wings and The Grey House retains some of the grand principal rooms with 12' ceilings. In more recent years, the house has been refurbished to create a family home of almost 5,000 sq ft. This includes the former forge, now refurbished and converted to a detached annexe studio or an excellent office with its pretty flagstone terrace, perfectly located away from the bustle of the modern world.

The property also features an extensive cellar, four living rooms and a Smallbone fitted kitchen with ample space for family dining. There are five double bedrooms, the principal with a luxury period-style ensuite, as well as a family bathroom on the first floor. The gardens are secluded and offer plenty of spaces to enjoy the semi-rural tranquility.



This property enjoys privacy at the end of a long shared driveway from Copt Hill Lane, on the edge of open countryside.

Kingswood Village is within walking distance and offers commuter rail services to London, local shopping and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. Nearby, the A217 provides an arterial route to London and, within a few minutes, 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 City of London Freeman's, Whitgift, Epsom College, Dunnotar, Reigate Grammar, Banstead Prep and Aberdour and several other schools have their own buses frequenting the area.

Almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club as well as abundant open countryside for riding, cycling and walks.





TOTAL FLOOR AREA

4,707 SQ FT / 437.1 SQ M Including outbuilding 289 sq ft

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Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G.
 Broadband: Ultrafast Full Fibre
 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		69 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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The many features of this fine home include:

- Tremendous period character with many original features
- Refurbished in recent years and now a practical family home
- Three equally grand living rooms plus a good-size study/music room
- Smallbone country-style fitted kitchen with space for informal dining
- Extensive cellar and wine store
- Detached annexe studio flat or excellent office at home
- Five double bedrooms. luxury ensuite shower room and family bathroom
- Double-width garage and driveway with further parking space
- Lovely, secluded rear gardens, to the rear around 125' x 85'
- Quiet location within a walk of Kingswood Village and Station