



One of Kingswood's finest private roads, just moments from the village

exclusive to

SAUNDERS

richardsaunders.co.uk

WARNING
Please contact
KNIGHT
01454 656 2430
www.knight.co.uk

The Chase Kingswood KT20 6HY

London 17 miles
Reigate 5 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

This excellent modern house combines traditional character with the advantages of a recently built house with an exceptionally high finish.

Almost 6,000 sq ft of stylish and perfectly balanced accommodation, ideal for family and entertaining.

Offers In Excess Of £2.395 million

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

kingswood@richardsaunders.co.uk



- Grand Reception Hall ▪ Guest Cloakroom ▪ Drawing Room ▪ Dining Room
- Study ▪ Home Cinema ▪ Kitchen – Family - Breakfast Room
- Family Cloakroom ▪ Utility Rooms ▪ Wine Store
- 6 Bedrooms, 2 Dressing Rooms and 5 Bath / Shower Rooms
- Principal Suite with Dressing Room, Bathroom with Shower and Balcony Terrace
- Double Garage ▪ Frontage of 100' with gated In and Out carriage driveway
- Some 145' x 100' Rear Garden ▪ In all, 0.64 Acre



The house retains the warmth and traditional character of the original 1930's Costain house, whilst having been fundamentally redesigned and rebuilt some 20 years ago to create a substantial and luxuriously appointed family home, which is also ideal for entertaining.

The exceptional standard of finish is evident from the moment you step inside the grand reception hall with its feature fireplace and sweeping oak staircase. The generous living rooms each have their distinct purpose and the ideally located, open-plan Arthur Bonnet fitted kitchen – family – breakfast room, with its double doors to the garden, is perfect for those who like to host. Six double bedrooms, four with ensuites are arranged around the landing where double doors lead out onto the terrace overlooking the rear gardens.

Level, secluded and landscaped, the gardens encompass the house with several areas to enjoy the tranquillity and the gated carriage driveway provides ample parking in addition to the double garage.

A spacious home of quality, beautifully presented throughout.



Secluded and exclusive, this fine home has a broad frontage to this quiet private lane, just around a mile from Kingswood Station and the village with its local shops, Waterhouse Café and Kingswood Arms gastro pub.

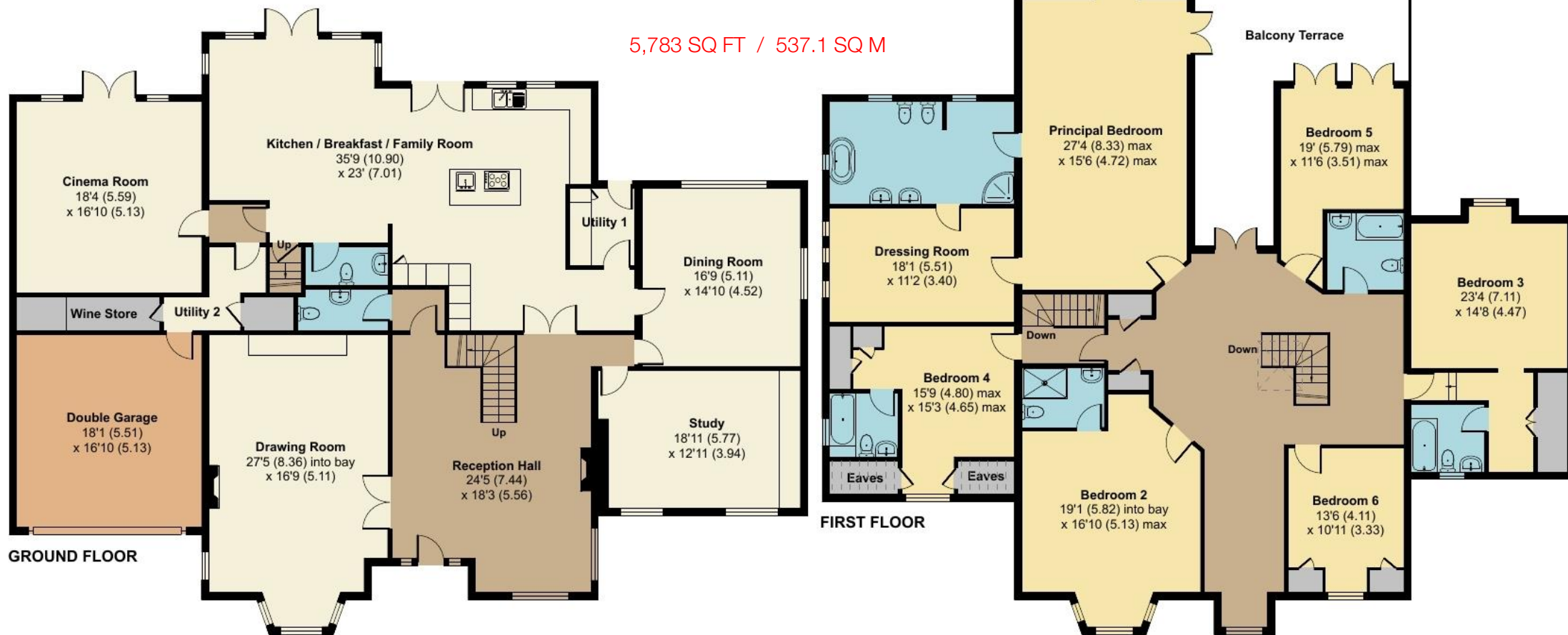
For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports. 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

5,783 SQ FT / 537.1 SQ M



The many features of this fine home include:

- Traditional character and yet an exceptional modern build
- Almost 6,000 sq ft, ideal for family and entertaining
- Gas-fired, underfloor heating to both floors
- Magnificent reception hall with fireplace and oak staircase
- Arthur Bonnet kitchen with granite and Miele and Neff appliances
- Fully fitted home cinema with surround sound
- Five luxury bath / shower rooms, four are ensuite
- Beautiful, level and landscaped gardens – in all, around 0.64 acre
- Large double garage and gated driveway parking
- Prestigious Kingswood location

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

discover more at richardsaunders.co.uk

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.

