



A gated location at the heart of Kingswood Warren

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Kingswood KT20

London 17 miles
Banstead 3 miles Epsom 5 miles Reigate 5
Kingswood Village 0.8 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Offering privacy and security at the heart of the exclusive Kingswood Warren, this excellent modern house has beautiful gardens and the advantage of a South aspect, backing onto the grounds of Kingswood Warren Mansion.

A family home, superbly presented with many refinements and overall exceeding 6,000 sq ft.

Guide Price £2.5 million

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

kingswood@richardsaunders.co.uk



- Grand Reception Hall and Galleried Landing ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Family Room
- Kitchen – Breakfast Room ■ Utility Room ■ Boot Room ■ Wine Cellar
- 6 Bedrooms and 5 Bath/Shower Rooms overall and comprising -
Principal Suite, Second and Third Suites and ground-floor Guest/Accessible Suite
- Triple-width Garage ■ Games / Media Room or Studio Flat / Bedroom 7 with ensuite or Office
- Frontage of 150' and Rear Garden extending to 120' x 132'
- Around 0.6 Acre



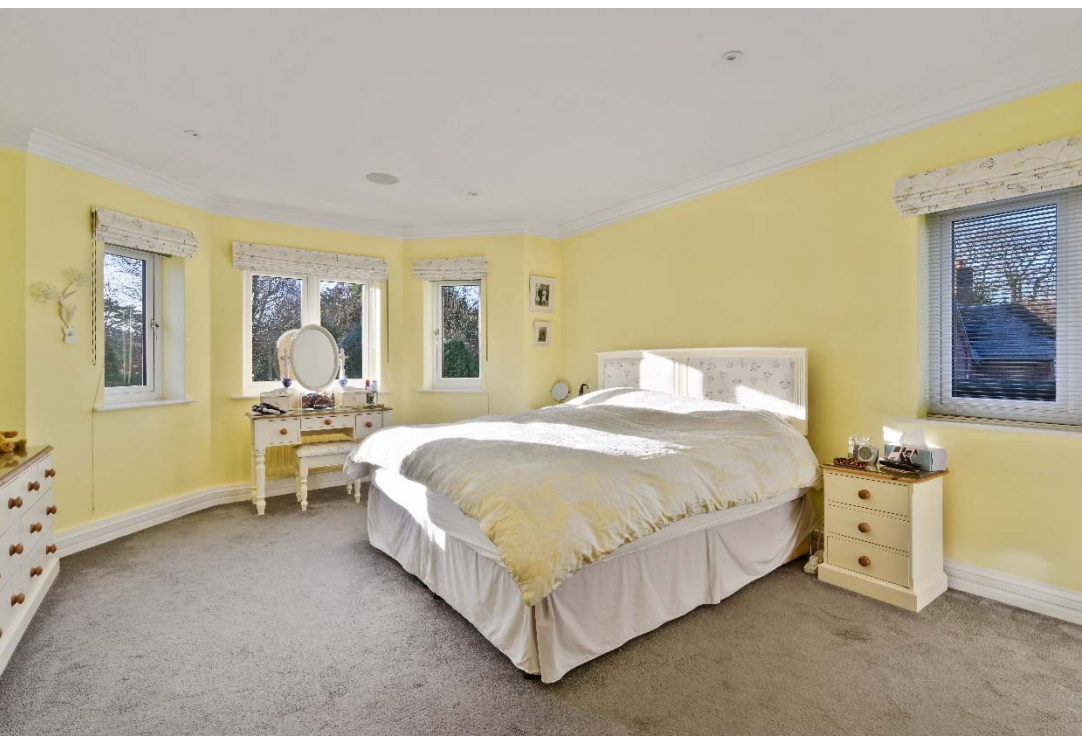
One of just ten individually styled homes built in this gated close by Berkeley Homes in 1996, this impressive detached house has a particularly attractive setting, backing South-West onto the historic, protected grounds of Kingswood Warren Mansion.

Extended and significantly enhanced by its subsequent owners, the house features a spacious interior, overall exceeding 6,000 square feet. There are four reception rooms approached over a grand central hall with 'Princess' staircase. The stunning 35' x 12' kitchen-breakfast room is bathed in natural light with its vaulted ceiling and atrium. Designed and fitted by Artisan Interiors, the kitchen has a suite of German-made cabinets with quartz granite surfaces, a Quooker tap and integrated appliances by Liebherr, Bora and AEG. Perfect for the connoisseur, there is also an extensive, air-conditioned wine room.

On the first floor, there are five bedrooms with three ensuites and a family bathroom and the ground-floor guest bedroom with ensuite is ideal for those needing stairless access or the room would equally make an additional living room if preferred.

The generous plot is also a feature with its impressive 150' frontage and secluded, landscaped gardens and the triple-width garage will easily accommodate SUVs. The 27' games/media room above this could also be used as a studio flat or home office.





A premier location. One of the most private settings at the heart of Kingswood Warren, the property is situated in this attractive, gated close.

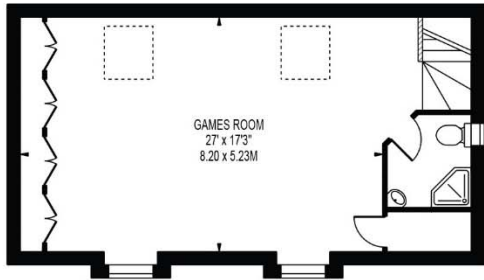
Just over half a mile away and within walking distance, Kingswood Village offers local shopping and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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.

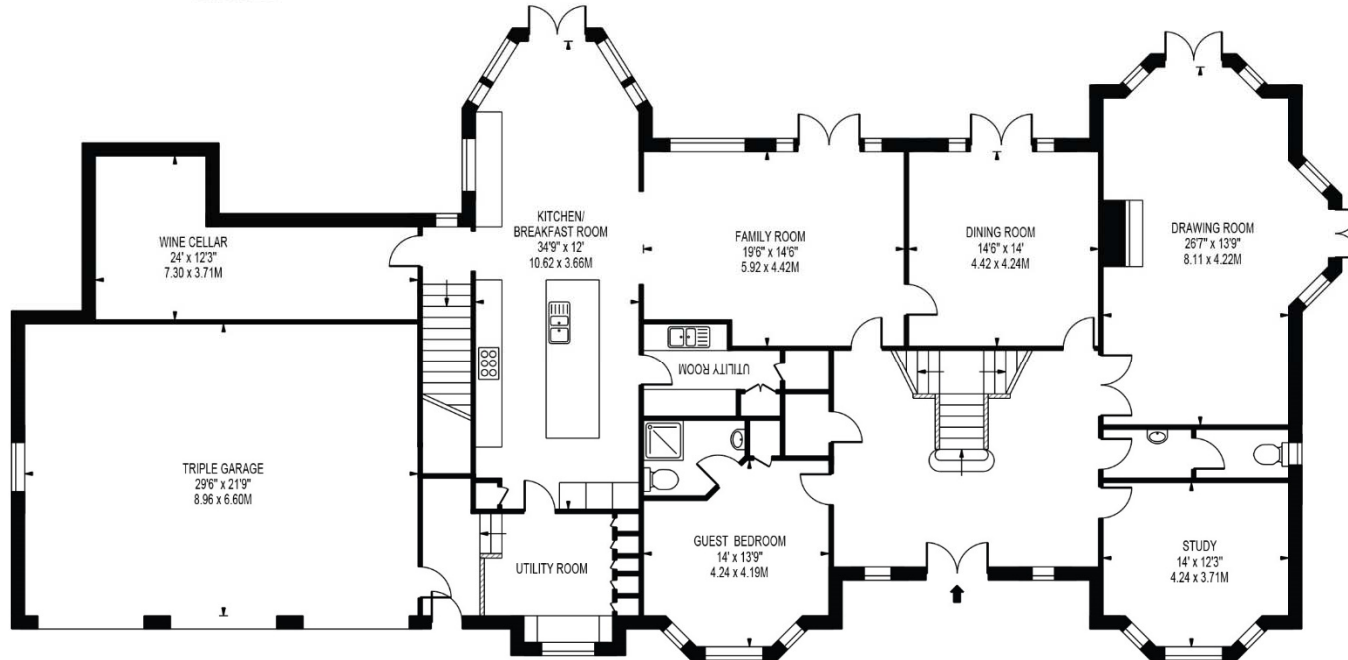
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

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.

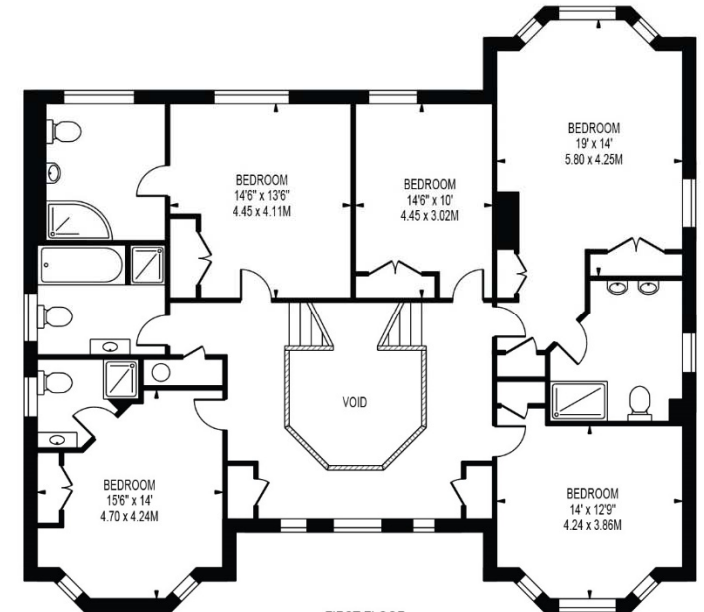




FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

6,017 SQ FT / 558.9 SQ M

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: H
 PFTC Broadband
 All mains services

To the best of our knowledge on production of this brochure



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



The many features of this fine home include:

- Designer-fitted kitchen-breakfast room with vaulted ceiling and atrium
- German-made cabinets, quartz-granite surfaces and quality appliances
- 24' temperature-controlled wine room
- Grand central reception hall with 'princess' staircase and galleried landing
- Six double bedrooms, four with ensembles
- Triple-width garage, easily taking three cars including SUVs
- Games / media room with ensuite shower room, so also ideal as studio flat
- Replacement double-glazed windows ■ Classical fireplace and dual-fuel stove
- Maintained in immaculate order and beautifully presented
- Secure, gated location within a mile of Kingswood village and station



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