



Exclusivity on the edge of the village

exclusive to

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**Hill Lane
Kingswood
KT20 6DZ**

Kingswood Village within a five minute walk
London 17 miles
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

Exclusivity on the edge of the village. In a private, gated setting this excellent modern house is perfect for a family seeking a spacious and luxurious home with remarkable accessibility.

Encompassed by beautiful, landscaped gardens the house also features an independent annexe and three-car garage.

Price £1.85 million

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

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- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Dining Room ▪ Study ▪ Conservatory
- Open plan Kitchen - Breakfast - Family Room ▪ Utility Room ▪ Family Cloakroom
- 5 Bedroom Suites, all with either Bathroom or Shower Room and Dressing Room or fitted wardrobes
- Independent 1 or 2 Bedroom Annexe
- Three-Car Garage ▪ Gated Frontage ▪ Gardens to all sides
- In all, 0.55 Acre



In the same ownership since it was individually designed and built by Berkeley Homes in 1999, the house has a prestigious ambience whilst offering a very practical and comfortable family home in an excellent Kingswood setting.

The beautiful gardens encompass the house, having been landscaped and now mature providing a high level of natural privacy and all-season display. Approached through automated gates, the deep frontage provides ample parking in addition to the triple-width garage.

Meticulously maintained and impeccable presented, the impressive family accommodation features many luxuries and refinements and is arranged over two floors, around a grand central hall. There's also an independent annexe above the garage, perfect for a live-in relative or au pair. All windows and patio doors have recently been replaced, an internal vacuum system has been added to all rooms and a music system in 5, there is also infrared CCTV.

Available with the benefit of no onward chain, this fine home should be viewed to be fully appreciated.



In one of Kingswood's more private locations, this property enjoys tranquillity at the end of a private lane whilst being just a short walk from Kingswood Station and the village with its local shopping, Waterhouse café and the Kingswood Arms gastro pub.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the 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.

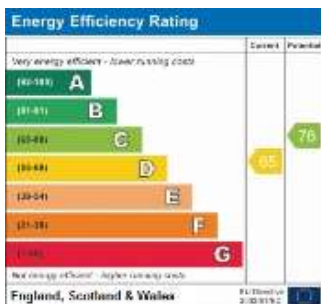




TOTAL FLOOR AREA

5,372 SQ FT / 499.1 SQ M

Denotes restricted head height



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: H
 Broadband: Full fibre to property
 All mains services
 To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Grand reception hall with gallery landing
- Up to 7 Bedrooms, 6 with ensuites
- Luxurious bathrooms and shower rooms
- Bespoke kitchen with granite and appliances
- Classical fireplaces to sitting room and family room
- Large, Neville Johnson fitted study/TV room
- Versatile 2 bedroom annexe or 1 Bedroom flat
- A stylish and beautifully presented home
- Remote-controlled entry gates
- Landscaped gardens with lighting and irrigation

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.

