



An attractive location on the Southern edge of Kingswood

exclusive to

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Kingswood KT20

London 18 miles
Reigate 3 miles Epsom 4 miles
Kingswood Village 1.5 miles
London by rail 40 minutes
M25 (Junction 8) 2 miles
All times and distances are approximate

Tucked away in this well designed development on the Southern edge of Kingswood, this excellent modern house has ideal family accommodation with the potential for an independent studio annexe or home office.

An impressive home of some 3,600 sq ft available with no onward chain.

Offers in excess of £1.4 million

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

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- Reception Hall ■ Cloakroom ■ Sitting Room ■ Orangery
- Dining Room ■ Study/Snug ■ Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms ■ Ensuite Bathroom ■ Family Bathroom ■ Bedroom 6 / Studio
- Detached Double Garage
- 80' Frontage with ample parking ■ Some 80' x 45' Rear Garden
- In all, around 0.22 Acre

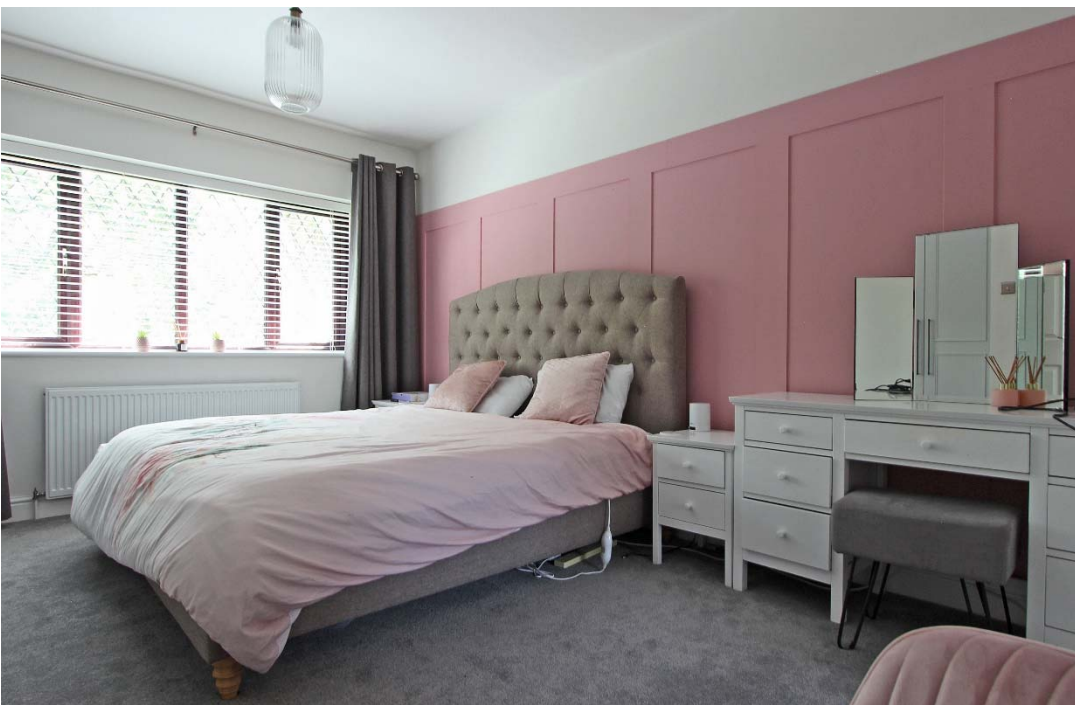


This substantial family house was built by Prowting Homes in 1987 as part of their high quality development of the extensive former grounds of Kingswood Court. In more recent years, the current owners have refurbished their home to add many refinements to its spacious interior.

There are four living rooms arranged around a central reception hall and the kitchen-breakfast room has been bespoke fitted by The Banstead Kitchen Studio with a contemporary, handle-less range of cabinets with crisp quartz-granite surfaces and integrated appliances. On the first floor there are five double bedrooms and the principal bedroom has a range of fitted wardrobes and a luxurious ensuite bathroom with large shower and stone oval bath. There is a family bathroom too.

Approached over a separate staircase, a large bedroom 6 has an ensuite cloakroom and could easily create an independent studio flat or a great space for working from home.

The frontage allows plenty of parking in addition to the double garage which is fully painted and has secure, roller-shutter doors. The rear garden has a Southerly aspect and is particularly secluded, backing onto a wooded part of the remaining Kingswood Court grounds.



The property has a secure, tucked-away setting, located in this peaceful close on the southern edges of Kingswood.

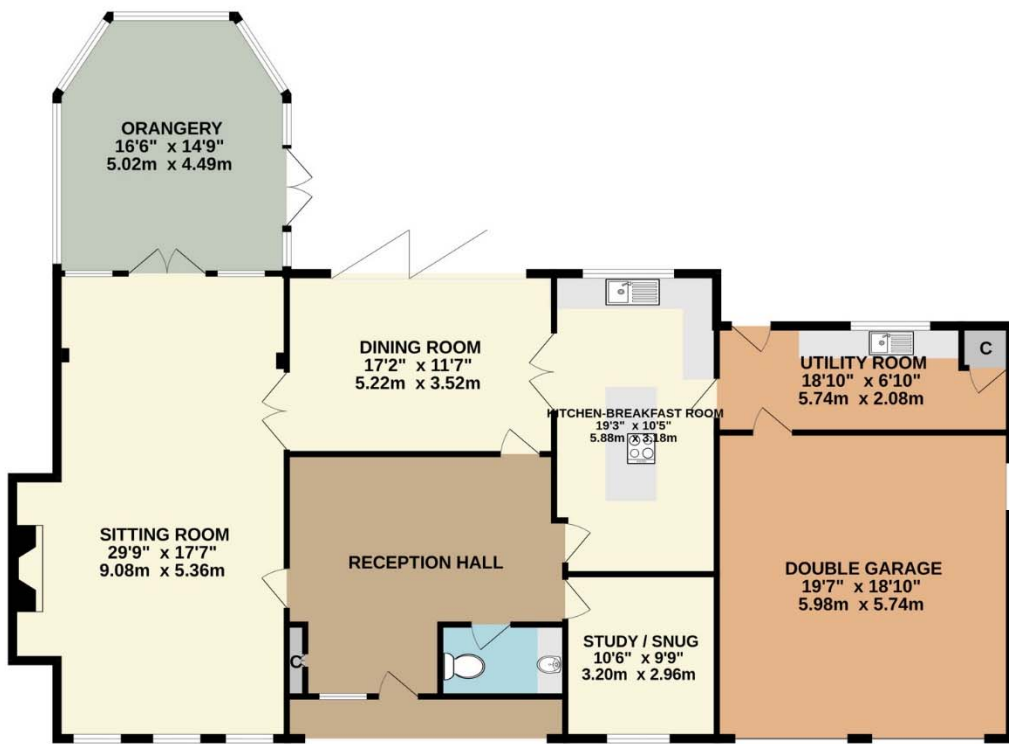
Kingswood Village is just over a mile away and offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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.

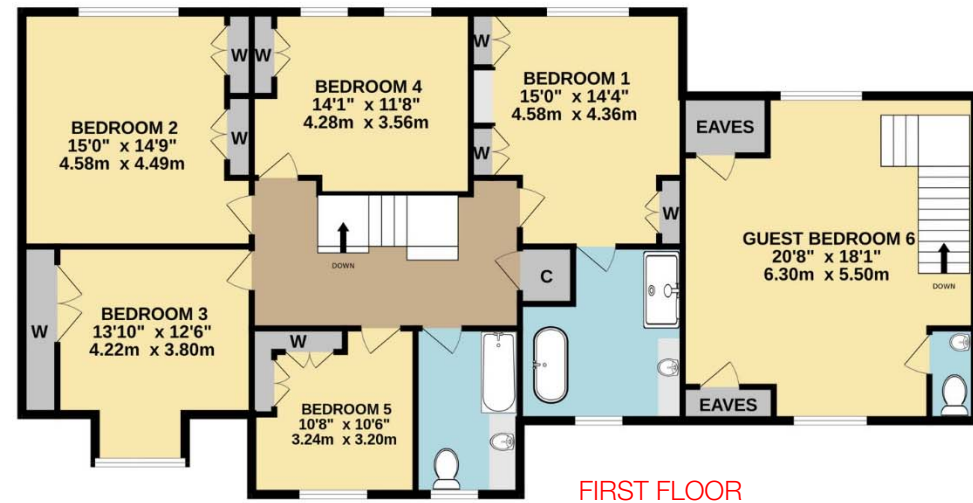
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

This location 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.





GROUND FLOOR



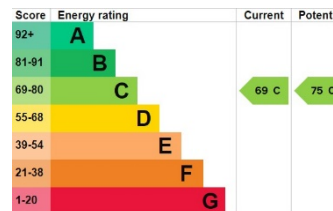
FIRST FLOOR

TOTAL FLOOR AREA
3,600 SQ FT / 334.4SQ M approx.

The many features of this fine home include:

- Bright interior with large double glazed windows and bi-fold doors
- Bespoke fitted kitchen with quartz granite surfaces and integrated appliances
- Four living rooms including a 29' through sitting room with fireplace
- Up to six bedrooms, luxury ensuite bathroom and family bathroom
- Remaining potential for further enhancements if preferred
- Gas central heating and pressurised hot water system
- Lovely secluded garden with Southerly aspect
- Easy creation of a studio flat or good sized home office
- Available immediately with no onward chain
- Peaceful yet accessible location on the edge of Kingswood

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
Broadband: Ultrafast Full Fibre
All mains services
To the best of our knowledge on production of this brochure

