



Prestigious Kingswood Warren location, only a short walk from the village and station

exclusive to

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Kingswood KT20

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 0.3 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

In this prestigious Kingswood Warren location and yet just a short walk from the station and village, a detached house of exceptional style and sophistication.

Refurbished and beautifully appointed, almost 2,500 sq ft of versatile accommodation, set centrally in its leafy and secluded gardens.

Guide Price £1.5 million

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

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- Reception Hall ■ Cloakroom ■ Sitting Room ■ Study
- Orangery / Dining Room ■ Kitchen – Breakfast Room with Pantry
- Gym / Office ■ Utility and Boot Room
- 5 Bedrooms, Dressing Room and 3 Bath / Shower Rooms including Principal and Second Suites
- Frontage of 100' ■ Some 35' x 105' Rear Garden
- In all, 0.24 Acre



This pretty house was built by Costain as they developed the Kingswood Warren estate in the 1930's and it is set in a plot of almost a quarter of an acre with an impressive broad frontage to a quiet, winding lane.

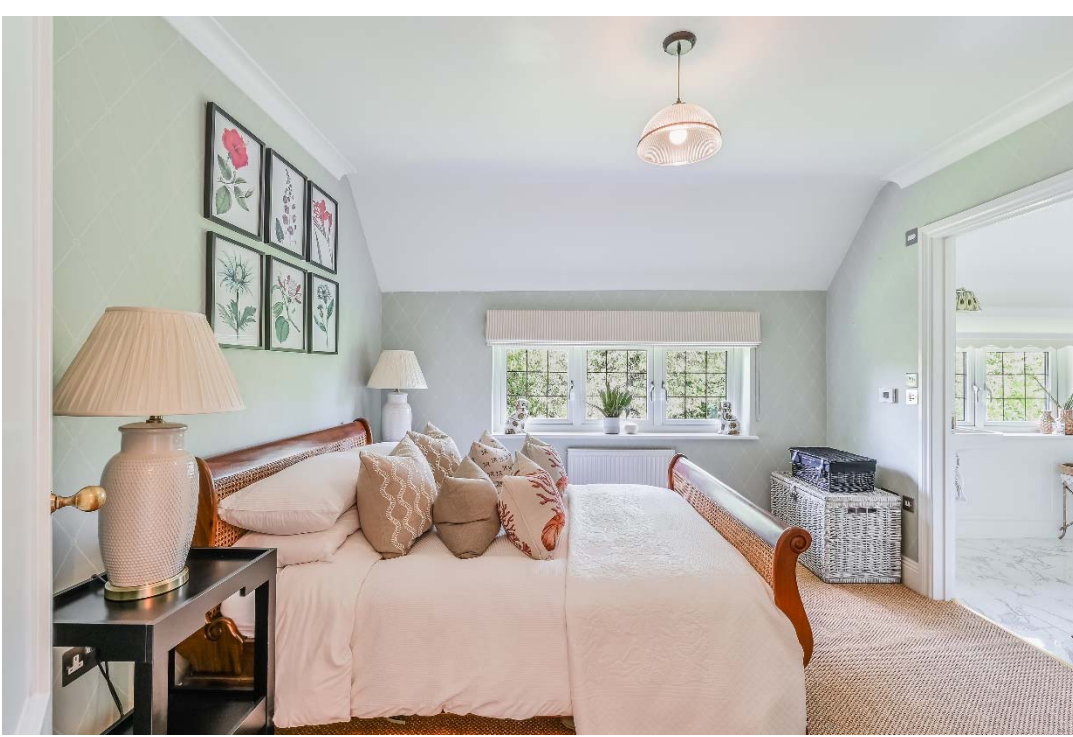
On acquiring the property, our clients undertook an extensive refurbishment, leaving very little unchanged. The result is a beautifully appointed family home with a fresh and stylish ambiance and an exceptional attention to detail. The interior is bathed in natural light and offers a choice of versatile living spaces. Add the landscaped gardens and large terrace and this creates plenty of space for entertaining.

There is a principal bedroom suite with dressing room and ensuite shower room and there are four further bedrooms, one with an ensuite bathroom in addition to a family shower room.

The frontage allows ample driveway parking and the lawned and secluded gardens encompass the house with its West facing terrace, bordered by beds of flowering shrubs.

Arrange your viewing through the joint sole agent, [Richard Saunders and Company of Kingswood](#).



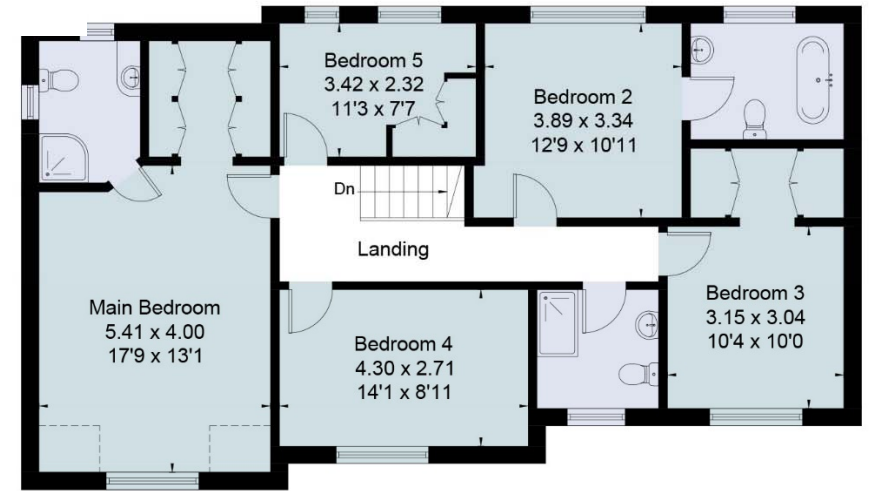
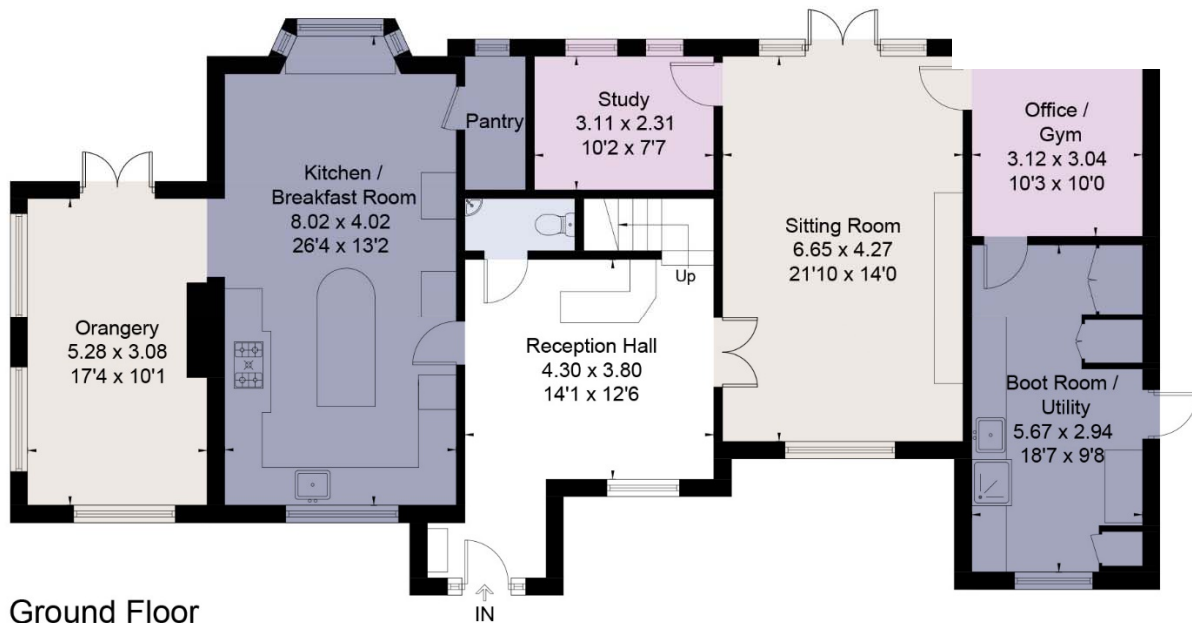


This fine home enjoys an exclusive Kingswood Warren setting with a broad frontage to a private lane, whilst being just a few minutes' walk from Kingswood Station with its frequent services to London and the village with its local shopping and the Kingswood Arms gastro pub.

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

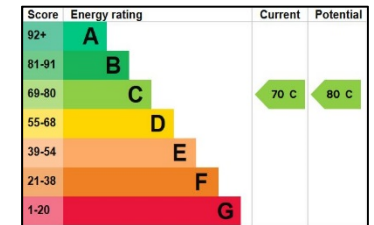
2,476 SQ FT / 230 SQ M

The many features of this fine home include:

- Impeccably presented throughout with a calm, designer interior
- Wonderful triple aspect orangery with Regency arched windows and vaulted ceiling
- Bright and spacious kitchen-breakfast room with pastel painted Shaker-style cabinets
- Contrasting marble surfaces and kitchen island and breakfast bar, integrated appliances
- Luxurious bathroom and shower rooms including two ensuites
- Some tiled and some engineered wood floors
- Broad frontage with automated gates and ample parking
- Lovely, naturally-secluded gardens with West facing terrace
- Exclusive Kingswood Warren location, a short walk to the station and village



Tenure: Freehold
 Local Authority: Reigate and Banstead
 Council Tax Band: G
 Broadband: Superfast Fibre
 All mains services
 To the best of our knowledge on production of this brochure



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