



Substantial and beautifully presented in the heart of Kingswood Warren

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Mascots
Beech Drive
Kingswood
Surrey
KT20 6PJ

Kingswood Village 1 mile
London 17 miles M23/M25 3 miles
London by rail 40 minutes
Times and distances are approximate

Individually designed and built, this stunning modern house has a luxurious indoor pool and is situated in a prestigious private road in Kingswood Warren just a short walk from the village.

Price £3.275 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Grand Reception Hall and Galleried Landing ■ Cloakroom
- Drawing Room ■ Dining Room ■ Family Room ■ Cinema Room
- Study ■ Orangery ■ Kitchen-Breakfast Room ■ Utility Room
- Swimming Pool ■ Shower and WC

- Principal Bedroom with Dressing Room and luxury en suite Bathroom
- 5 further Bedrooms all with wardrobes and luxury en suite Bath/Shower Room

- 3-Car Garage ■ Block paved Driveway
- Several Patio areas ■ Beautifully Landscaped Gardens
- In all approximately two thirds of an acre



A most substantial modern house, individually designed and constructed by Sycamore circa 2008. The impressive accommodation is arranged over two floors with a most impressive reception hall and galleried landing. Ground floor space is enhanced by a fitted cinema room and fabulous indoor pool complex with adjoining orangery. An unusual feature is the six first floor bedrooms, all enjoying en suite facilities, the principal suite with a spacious dressing room.

The internal finish is exceptional and combines natural stone, wood and marble with high quality fittings. Integrated lighting and sound systems are sophisticated and the underfloor heating is controllable centrally.

The plot extends to some two thirds of an acre with a road frontage of nearly 140'. A single, electrically-operated gate provides access to the expansive block-paved driveway and 3-car garage. The rear garden is tiered with extensive stone paving ideal for large scale entertaining.



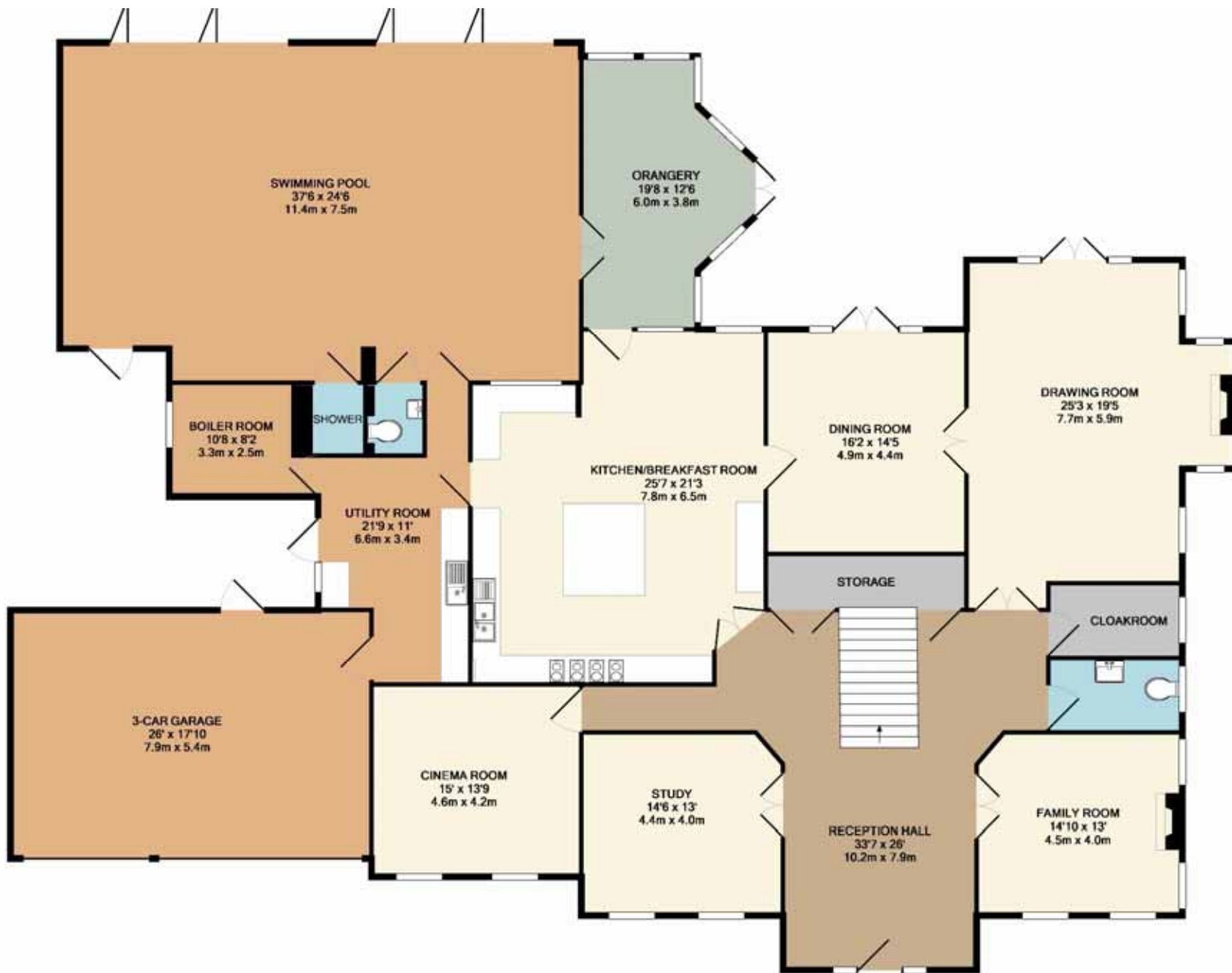
Mascots is located close to the junction with Woodland Way within a short walk of Kingswood Village. Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 40 minutes and the M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus enabling fast routes to both Gatwick and Heathrow airports and the coastal ports.

The village has local shopping, fine restaurants and the Kingswood Arms pub whilst the bustling High Streets of Banstead Village, Epsom and Reigate are all within a short drive.

This area of Surrey Downs has a wide choice of schooling and the many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs.

For sporting interests, Kingswood has a tennis club and two golf courses, and within a short drive there is Walton Heath and the RAC Golf and Country Club at Epsom. Epsom Downs, home of the famous Derby, is just a few miles away.





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FEATURES:

- Grand Reception Hall with Spanish marble tiled flooring extending to principal reception rooms
- Bespoke oak and wrought iron central staircase with galleried landing
- Magnificent Kitchen-Breakfast Room with maple fronted cabinets and granite work surfaces with integrated appliances from Miele and Gaggenau, Quooker Taps and Insinkerator
- Grand Drawing Room with feature marble fireplace
- Home Cinema with projector and screen
- Luxurious Swimming Pool complex with mosaic tiled pool with swim-jet and Jacuzzi, Shower, Cloakroom and bi-fold doors to garden
- Study and Family Room overlooking the front
- All Bedrooms have luxury designer en suite Bath/Shower Rooms with Villeroy and Boch and natural stone wash hand basins
- Concrete floors throughout with underfloor heating to all floors
- Double glazed UPVC Georgian style windows
- Programmable Crestron lighting system
- Full Crestron controlled audio visual system
- Full Crestron controlled CCTV system
- Central vacuum system
- Central ventilation system providing fresh air in all seasons
- Air conditioning to Drawing Room, Cinema Room, Kitchen and Principal Bedroom
- Landscaped plot extending to around two thirds of an acre



