



Exceptional style, excellent location

exclusive to

SAUNDERS

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Kingswood

Kingswood Village 1 mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

Set in two thirds of an acre with beautiful gardens, this outstanding modern house has a secure private location in the heart of Kingswood Warren.

Grand Reception Hall

5 Reception Rooms

Home Cinema

Clive Christian Kitchen-Breakfast Room

Utility Room

2 Cloakrooms

5 Bedroom suites with Bath/Shower Room

Potential for 6th or 7th Bedrooms/Au Pair Suite

3-Car Garage

Gated Driveway with further parking

Beautiful landscaped gardens with southerly aspect

Around two thirds of an acre

Price £2.35 million





Built in 1998 by Berkeley Homes, this substantial house offers extensive accommodation that has been enhanced by further improvements and is ideal for modern family living and entertaining. The gardens are landscaped and mature with a southerly aspect, mood lighting and a secure, gated frontage. An interior viewing is essential.

In one of Kingswood's finest private roads, the house has a prestigious location with excellent accessibility. Junction 8 of the M25 is within a few minutes' drive bringing Gatwick and Heathrow airports within easy reach. Kingswood Station offers frequent services to London Bridge and Victoria in just 40 minutes and 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.



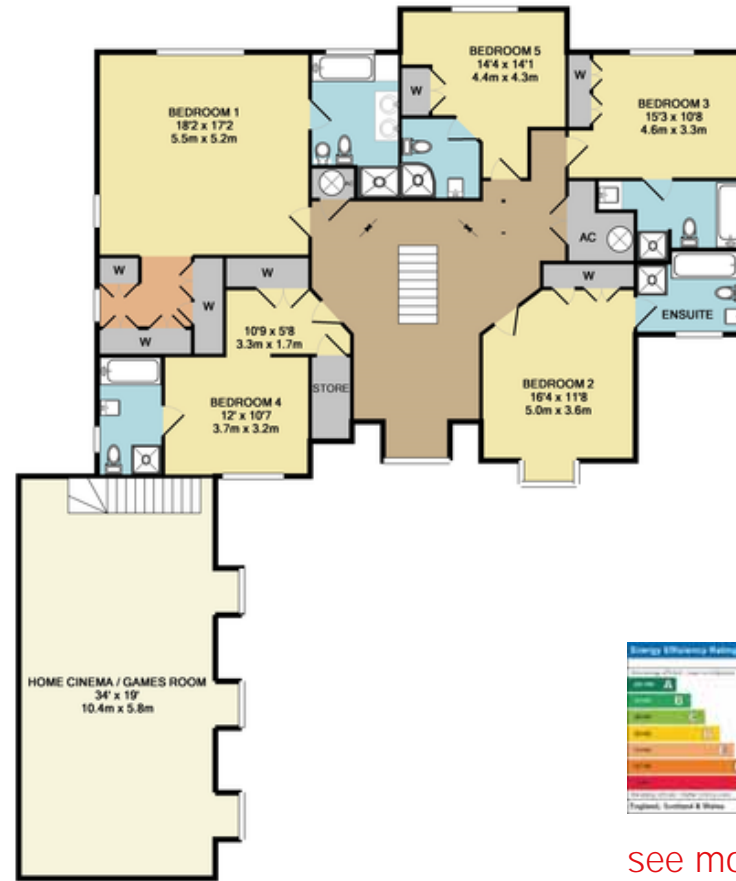
This area of Surrey Downs has a wide choice of schooling and the many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs. For sporting interests, Kingswood has a tennis club and two golf courses, and within a short drive there is Walton Heath and the RAC Golf and Country Club at Epsom. Epsom Downs, home of the famous Derby, is just a few miles away.

Superb Clive Christian Kitchen with appliances | Magnificent Reception Hall with stone tiled floor | Solid beech flooring to Reception Rooms and Kitchen | Home Cinema/Games Room with projector, screen and sound system | Sophisticated integrated Hi-Fi system with ipod connectivity | Network cabling for PC/Sky TV etc | Luxury Bathrooms and Shower Rooms | Dressing Rooms and/or wardrobes to all suites | Garden irrigation system | Security system including CCTV surveillance | Classical fireplaces to Drawing and Family Rooms





GROUND FLOOR
APPROX. FLOOR
AREA 265.0 SQ.M.
(883 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 208.4 SQ.M.
(687 SQ.FT.)

TOTAL APPROX. FLOOR AREA 540.1 SQ.M. (5813 SQ.FT.)
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2ND FLOOR
APPROX. FLOOR
AREA 48.7 SQ.M.
(1649 SQ.FT.)



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Viewing
Please call us to arrange
a viewing appointment

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