



Impressive and substantial in the heart of Kingswood Warren

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Kingswood

Kingswood Village ½ mile
London 16 miles M23/25 3 miles
London by rail 40 minutes
All times and distances are approximate

A substantial and luxuriously appointed family home on a large secluded plot within the prestigious Kingswood Warren.

- Reception Hall | Cloakroom
- Drawing Room
- Vaulted Dining Room
- Family Room
- Study
- Kitchen-Breakfast Room | Utility Room
- Galleried Landing with seating area
- 5 first floor Bedrooms and 4 Bath/Shower Rooms
- Second Floor Bedroom 6 and Games Room
- Detached 3-Car Garage
- Gated Driveway with ample parking
- Secluded grounds of some ¾ acre

Price £1.89 million





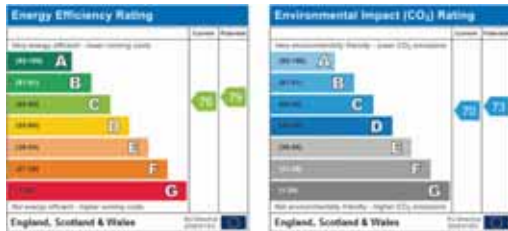
Meadcombe Grange is located in a small close off Woodland Way between The Warren and Eyhurst Close. Around half a mile away, Kingswood Village has local shopping, restaurants including the Waterhouse Café and the Kingswood Arms pub-restaurant. Just a few minutes' drive away, Junction 8 of the M25 motorway brings both Gatwick and Heathrow airports and the coastal ports within easy reach and the A217 provides an arterial route to London. Some 3 miles away, Banstead Village has over 100 shops, restaurants and cafés as well as Waitrose Supermarket and M&S Simply Food. Reigate and Epsom are also easily reached by car. There are many renowned schools in the area such as Chinthurst, Aberdour, Epsom College and City of London Freemans. Amongst others, Whitgift and Greenacre School for Girls have minibuses stopping locally.



Built by Wates circa 2008, this is a substantial modern detached house in a marvellous naturally secluded $\frac{3}{4}$ acre plot. The generous ground floor accommodation is arranged around an impressive hall and landing creating living and entertaining space on a large scale. The property has a traditional style to the interior whilst including features now expected in a high quality executive home. The gardens are well kept and screened by natural boundaries and there is ample parking in addition to the 3-car garage.

Grand Reception Hall with central oak staircase | Spacious Drawing Room with feature fireplace and tall ceiling | Impressive garden aspect
Kitchen-Breakfast Room with ample space for a large table | Dining Room to the rear with double height ceiling | Five first floor Bedrooms | Principal Suite with fitted Dressing Room, en suite Bathroom and Balcony | Galleried Landing with seating area | Second floor accommodation | Gas underfloor heating to ground and first concrete floors | Gated plot extending to some $\frac{3}{4}$ acre | Detached 3-car Garage





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Garage (not shown in position)

Second Floor

TOTAL FLOOR AREA
6,286 SQ FT / 584 SQ M

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