



Substantial and beautifully presented in the heart of Kingswood Warren

exclusive to
SAUNDERS
richardsaunders.co.uk



Kingswood

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

An imposing family home of exceptional size and specification offering some 8000 square feet of luxurious accommodation and backing directly onto the first green of Kingswood golf course.

Price £3.6 million

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

kingswood@richardsaunders.co.uk



- Grand Reception Hall and Galleried Landing ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Cinema Room
- Open-plan Kitchen-Breakfast-Family Room ■ Utility Room ■ 2nd Cloakroom
- Principal Bedroom with 2 Dressing Rooms, luxury en suite Bathroom and Balcony
- Guest Suite with Dressing Room, luxury en suite Bathroom and Balcony
- 4 further Bedrooms ■ Dressing Room ■ 3 Bath/Shower Rooms
- Sauna ■ Gymnasium
- Substantial Double Garage ■ Block paved Driveway
- Several Patio areas ■ Beautifully Landscaped and Level Gardens
- In all approximately ¾ acre



A stunning six bedroom residence completed circa 2012 by Whiteoak Developments offering exceptionally spacious and luxurious family accommodation. The standard of finish and specification are impressive and the house has been meticulously maintained to a 'Show Home' standard. The interior is capacious with grand, well-proportioned reception rooms leading from a galleried central reception hall with fabulous wrought iron and marble staircase. The principal and guest bedrooms have dressing rooms, luxury en suite bathrooms and balcony overlooking the beautiful gardens. The magnificent bespoke fitted kitchen-breakfast-family room is superb with French doors to the terrace and garden beyond.

The internal finish is exceptional and combines natural stone, wood and marble with high quality fittings and there is an integrated music system and Bluetooth connectivity to many rooms.

The level $\frac{3}{4}$ acre plot has been professionally landscaped and has some of the finest views over Kingswood golf course. The driveway is gated and offers extensive parking in addition to the substantial double garage.



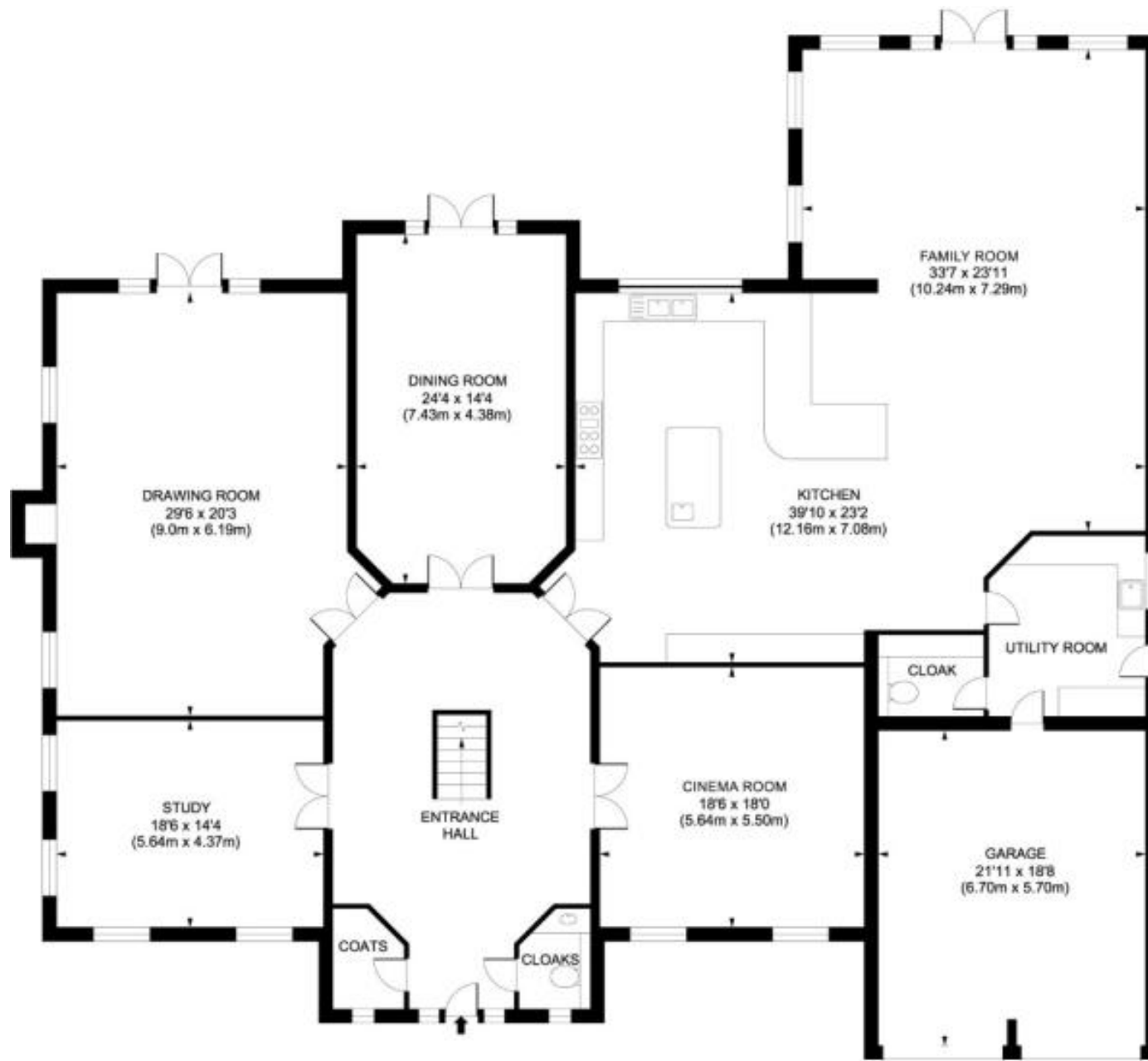
Blackcomb House is located within around a mile from Kingswood Village. Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 40 minutes and the M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus enabling fast routes to both Gatwick 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.



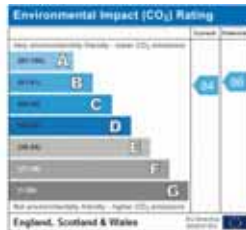
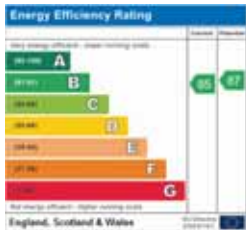


GROUND FLOOR

Internal Area 4111 sq ft 382 sq metres

FEATURES:

- Grand Reception Hall with central marble staircase with wrought iron balustrade
- Principal reception rooms with tall and recessed ceilings
- Bespoke fitted kitchen in walnut and quartz with quality integrated appliances
- Fitted cinema room with projector and screen
- Spacious galleried landing lit by substantial roof lantern
- Principal bedroom with two dressing rooms, sumptuous bathroom and balcony
- Impressive guest suite with balcony
- 2nd floor gymnasium, shower room and sauna
- Bath/Shower rooms with high quality fittings and sanitary ware
- Concrete floors with underfloor heating to all levels
- Double glazed sash windows in wooden frames
- Porcelanosa floor tiles to much of the ground floor
- Sophisticated LED lighting system
- CCTV and security alarm system
- Integrated music system and Bluetooth to many rooms
- Plot of some ¾ acre backing onto the golf course
- Gated frontage with extensive parking
- Substantial Double Garage
- Landscaped level gardens



[see more at richardsaunders.co.uk](http://richardsaunders.co.uk)

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.

