



Modern country house, ideal for the equestrian

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Field House
Babylon Lane
Lower Kingswood
KT20 6XE

Reigate 2 miles London 19 miles
London by rail 35 minutes from Merstham
M25 (Junction 8) 1 mile
Times and distances are approximate

A well-appointed modern country house of substantial size with pool, tennis court and equestrian facilities set in around 9 acres in this glorious semi-rural location.

Price £2.5 million

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

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- Reception Hall ■ Cloakroom ■ Drawing Room ■ Sitting Room
- Dining Room ■ Family-Games Room ■ Cinema-Snooker Room
- Conservatory ■ Kitchen-Breakfast Room ■ Utility Room

- 6 Bedrooms ■ Dressing Room ■ 3 Bathrooms

- Two Double Garages ■ Extensive Driveway ■ Stabling for 5-7 ■ Gymnasium
- All-weather Tennis Court ■ Hot Tub ■ Swimming Pool with Bar, Shower, Sauna, etc.
- Beautifully Landscaped and Level Gardens
- In all approximately 9 acres



Individually built circa 1980, the property has undergone an extensive programme of extension, remodelling and refurbishment resulting in a well-appointed family home of substantial size. The project was completed around 1998 and now has extensive leisure facilities including an outdoor swimming pool, tennis court and equestrian facilities.

The large, linked reception rooms, conservatory, extensive terrace, pool and bar etc also make this property an ideal choice for entertaining.

Modern houses of this calibre set in such extensive grounds are rarely available and an early viewing is therefore highly recommended.

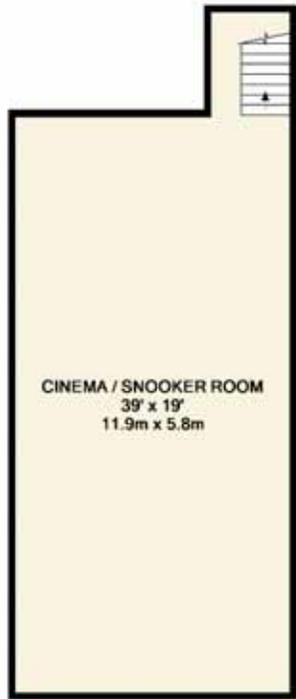


The house enjoys an unspoilt rural location seldom found with such excellent accessibility. The M25 at Reigate Hill is within a few minutes' drive enabling fast access to both Gatwick and Heathrow airports and the coast. Reigate, Dorking, Epsom and Banstead Village are all easily reached by car and offer extensive shopping, cafés and restaurants.

This area offers an abundance of excellent riding country and there is golf at Reigate Hill, Walton Heath and Kingswood, as well as other sports and cultural pursuits.

This part of Surrey is well served for schooling including Epsom College, Chinthurst, Aberdour, City of London Freemen's, Dunottar and Reigate Grammar, as well as nearby Kingswood Primary School, and there are many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs.





Basement



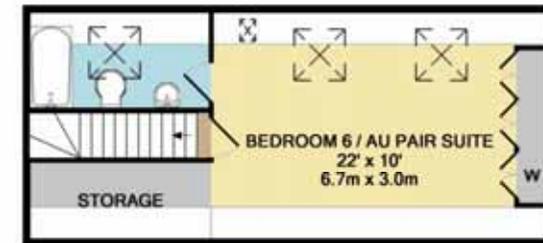
Ground Floor

FEATURES:

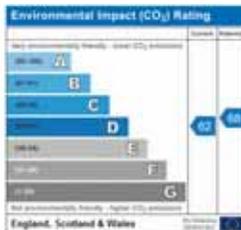
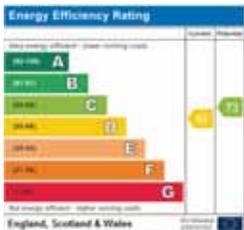
- Spacious Reception Hall and window with study area
- Double aspect Drawing Room with attractive fireplace
- Basement level Cinema-Snooker Room
- Expansive garden aspect Conservatory linking to principal reception rooms
- Fitted Kitchen-Breakfast Room with integrated appliances and granite work surfaces
- Impressive principal bedroom suite with dressing room and spacious en suite bathroom
- 4 further first floor double bedrooms and 2 bathrooms
- 2nd floor Bedroom 6 with en suite bathroom, ideal for an Au Pair or teenager
- Gas Central Heating
- Double glazed windows
- Garaging for 4 cars
- Automated gates and extensive circular driveway with ample parking
- All-weather Tennis Court
- 40' x 30' heated Swimming Pool with automated cover
- Pool-side bar, kitchen, hot tub, changing rooms, sauna, shower and cloakroom
- Stabling for up to 7 with power, water and vehicular access
- Level, landscaped grounds and 6.5 acre field



First Floor



Second Floor



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