



Impressive and elegant in an excellent location

exclusive to

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Beech Drive Kingswood

Kingswood Village ½ mile
London 17 miles M23/M25 3 miles
London by rail 40 minutes
Times and distances are approximate

Set in one of Kingswood's finest locations, this stunning and beautifully appointed family home offers exceptional living accommodation on a secluded, south-westerly backing plot.

Price £2.25 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Reception Hall ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Family Room
- Kitchen ■ Breakfast Room ■ Utility Room

- 5 Bedrooms, Dressing Room and 5 Bath/Shower Rooms
- 2nd floor Games Room/Bedroom 6 ■ En suite Shower Room

- Broad gated frontage ■ Detached Double Garage ■ Block-paved Driveway
- Secluded landscaped gardens ■ In all, some 0.45 acre



Built circa 2010 by Shanly Homes, this is an outstanding modern home with exceptionally generous living accommodation arranged over three floors.

On the ground floor, the Kitchen opens to a large garden aspect Breakfast area and front aspect Family Room forming a marvellous hub to the house. The Kitchen has an extensive range of oak front cabinets, polished granite work surfaces with quality integrated appliances. The Drawing Room is also exceptionally large and well appointed, ideal for entertaining and there is a formal well-proportioned Dining Room and Study.

Unusually, the first floor provides five en suite Bedrooms which enables the second floor to be used as a Games Room with the potential to provide a Studio with an en suite Shower Room.

The plot is broad with a large detached double garage and the block paved driveway provides further ample parking. The secluded rear garden backs in a south-westerly direction and has a spacious terrace.



In one of Kingswood's finest locations, the house has a broad frontage to this prestigious road in the heart of Kingswood Warren. Kingswood Village has local shopping, restaurants and the Kingswood Arms pub-restaurant. The Waterhouse Café is often a bustling centre of the village in the mornings and at lunchtime.

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.

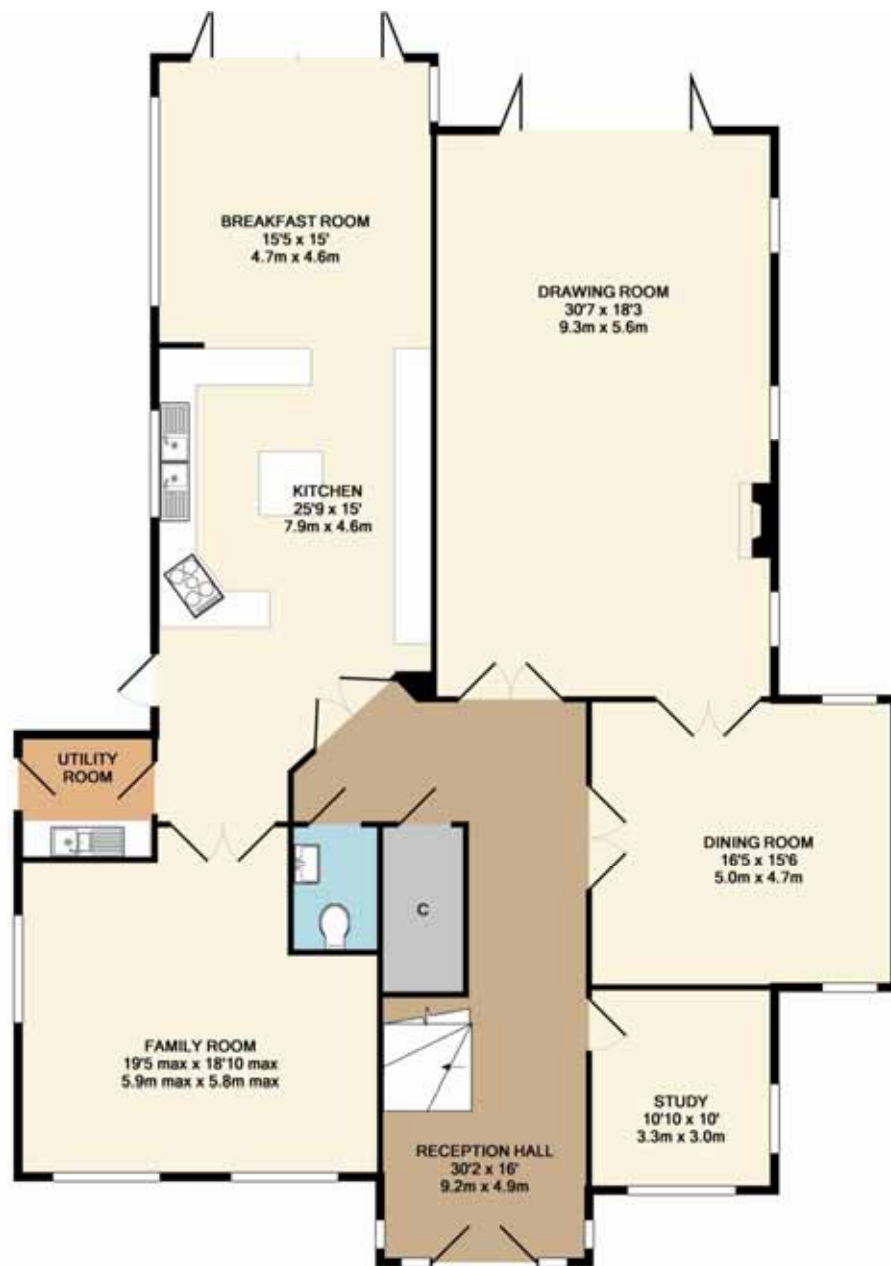
Some 3 miles away, Banstead Village has over 100 shops, restaurants and cafés as well as Waitrose Supermarket and M&S Simply Food. Reigate and Epsom are also easily reached by car.

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.

High on the Surrey Downs, Kingswood encompassed by protected open countryside, ideal for walks, cycling and horse riding and there are liveryes and riding schools nearby.

For other recreation, sport and cultural interests, there are cinemas at Epsom and Reigate, theatres at Epsom and Croydon, many pubs and restaurants and several churches and religious centres locally. Kingswood has two golf clubs and a tennis club and RAC Woodcote Park Golf and Country Club is within a short drive.



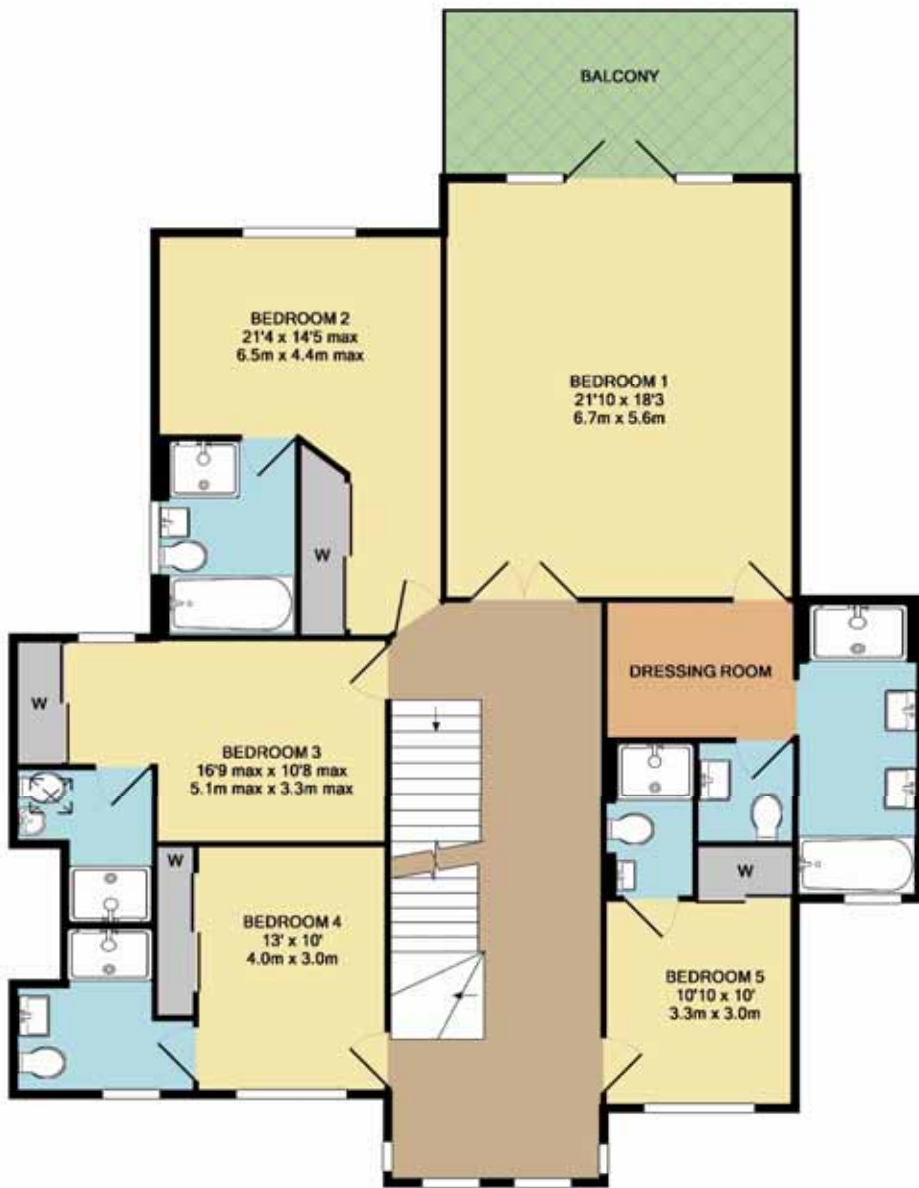


FEATURES:

- Spacious Reception Hall with bespoke oak staircase and ceramic tiled floor
- Oak flooring extending to principal Reception Rooms
- Grand double-aspect Drawing Room with feature fireplace
- Quality fitted Kitchen with granite work surfaces and integrated appliances from Miele and Liebherr
- Principal Bedroom with Balcony, Dressing Room and luxury en suite Bathroom
- 4 further first floor Bedrooms all with luxury en suite Bath or Shower Room
- Second floor Games Room/Studio with en suite Shower Room
- Gas fired central heating with underfloor heating on the ground floor
- Double glazed Sash style windows
- Media Cabling
- Automatic Wooden Gates
- Detached Double Garage
- Extensive block-paved Driveway with ample further parking
- Security Alarm System
- South-westerly backing rear garden with large stone terrace
- Plot of approximately 0.45 acre
- Remainder of 10-year NHBC Guarantee

[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.



TOTAL FLOOR AREA
5,129 SQ FT / 476.5 SQ M

