



Beautifully refurbished, a short walk from the village

exclusive to

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Kingswood

Kingswood Village ½ mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

This substantial five bedroom family home has been subject to a comprehensive refurbishment and is located in a private road close to the village.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen-Breakfast Room
- Utility Room
- 5 Bedrooms
- Dressing Room | 3 Bath/Shower Rooms
- Double Garage
- Driveway with further Parking
- Rear Garden of some 140'

Price £1.59 million





Alcocks Lane is a quiet private road off Waterhouse Lane with Crocksfield located a short way up on the right hand side. Kingswood Village is therefore within comfortable walking distance with local shops, restaurants, café and pub as well as a station with reliable rail services to London. The A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) and to the neighbouring towns of Reigate, Sutton and Banstead Village. There are two golf courses in Kingswood and the open spaces of Walton Heath are also nearby.

The property has been subject to an extensive renovation project in 2011 which included a complete re-modelling of the house. The result is a substantial, well-proportioned family house with an excellent room layout ideal for entertaining and day-to-day family life. The internal finish has been carried out to an exacting specification and the property is now comparable to a 'nearly new' house. Gardens have been extensively landscaped and include a large sun terrace and Summer House.



Spacious Hall with broad staircase with oak balustrade | Large double aspect Sitting Room with feature stone fireplace | Well-proportioned Dining Room to the rear | Study to the front | L-shaped Kitchen-Breakfast Room with quality 'Shaker' style units, integrated appliances and granite | 5 generous double Bedrooms, 2 with en suite facilities | Dressing Room to Bedroom 1 | Luxurious re-fitted Bathrooms and Cloakroom | Gas Central Heating | Double Glazed Windows | Rear Garden of some 140' | Plot in excess of half an acre

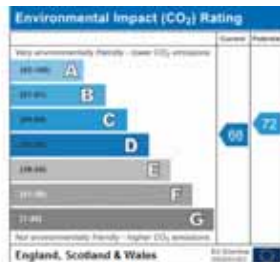
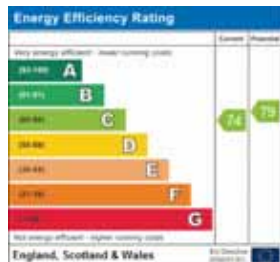




GROUND FLOOR
APPROX. FLOOR
AREA 1907 SQ.FT.
(177.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1654 SQ.FT.
(153.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 3511 SQ.FT. (326.2 SQ.M.)
Made with Metron 102017



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