



Impressive and contemporary

exclusive to

**SAUNDERS**

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# Kingswood

Kingswood Village ½ mile London 17 miles  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

All times and distances are approximate

Built in 2012 and set in a gated location with secluded gardens of around 0.45 acre, this outstanding modern family house has a bright, spacious and contemporary interior of over 7,000 square feet.

Reception Hall | Cloakroom  
Drawing Room | Dining Room | Study  
Kitchen-Dining-Family Room | Utility Room  
6 Bedrooms | Dressing Room  
6 Bath/Shower Rooms  
Gym | Cinema/Playroom  
Double Garage | Gated Frontage  
Secluded Gardens of some 0.45 acre

Price £2.85 million





An impressive high standard of finish is evident throughout this fine home. The bright interior offers at least 6 bedrooms and 6 bathrooms and a degree of versatility enabling the provision of a second floor apartment if preferred. The 50' kitchen-dining-family room is a stunning feature, with a bespoke fitted kitchen and 2 sets of bi-fold doors leading to the terrace.

Recognised as one of the most prestigious locations in Surrey, Kingswood Warren offers excellent accessibility. Junction 8 of the M25 is within a few minutes' drive bringing Gatwick and Heathrow within easy reach and Kingswood Station has rail services to both Victoria and London Bridge. This part of the Surrey Hills also offers diversity for shopping, schooling, sport, leisure and cultural pursuits.



Concrete Floors to all Levels with Gas Underfloor Heating | Sophisticated Data Cabling and Lutron Programmable Lighting | Sonos Sound System | Luxury Bathrooms and Shower Rooms featuring Villeroy and Boch sanitaryware | Stunning 50' Kitchen-Dining-Family Room with bi-fold doors to terrace | Designer bespoke-fitted Kitchen with high quality appliances | Potential for second floor au pair suite | Large Double Garage with heating | Gated Frontage and Driveway with ample parking | Secluded gardens, in all some 0.45 acre





GROUND FLOOR  
APPROX. FLOOR  
AREA 2880 SQ.FT.  
(268.5 SQ.M.)

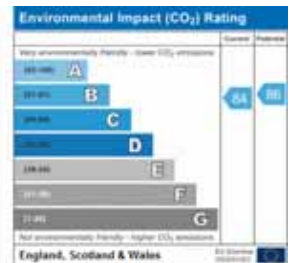
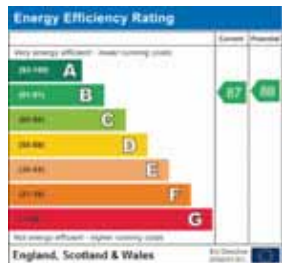


1ST FLOOR  
APPROX. FLOOR  
AREA 2331 SQ.FT.  
(216.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 1791 SQ.FT.  
(166.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 7013 SQ.FT. (651.5 SQ.M.)  
Made with Merge 12/11



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Viewing  
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a viewing appointment

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