



Prestigious Kingswood Warren location

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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

A substantial family house, ideal for entertaining with large swimming pool, sun terrace and fabulous plot in one of Kingswood's finest locations.

- Entrance Hall | Cloakroom/Wet Room
- Sitting Room
- Dining Room
- Family Room
- Study | Morning Room
- Kitchen-Breakfast Room | Utility Room
- 5 Bedrooms | Bedroom 6/Study
- 4 Bath/Shower Rooms including 3 en suite
- Double Garage | Gym
- In and Out Carriage Driveway
- Swimming Pool
- Rear Garden of some 175'

Price £1.75 million



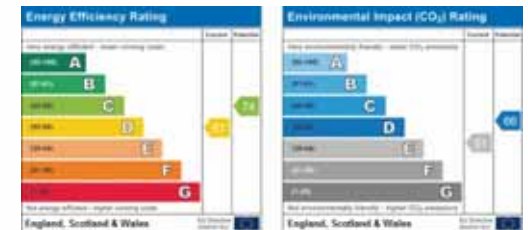


Warren Drive is considered one of the finest private roads within Kingswood Warren with Hilltop being the sixth house on the right when approached from Woodland Way. This means the village is in close proximity and so the station with reliable rail services to London is within walking distance. Local shops, restaurants, café and the Kingswood Arms pub are also within walking distance. The larger towns of Banstead, Reigate, Epsom and Sutton are easily accessible by car with the A217 providing a fast link to the M25 at Junction 8 (Reigate Hill) bringing Gatwick and Heathrow airports within 20 and 45 minutes respectively.

This 1930s detached home offers exceptionally generous accommodation over two floors with five large double bedrooms, three with en suite facilities. There is extensive reception space on the ground floor ideal for large scale entertaining. The naturally secluded plot approaches two thirds of an acre and the front has a walled carriage driveway with ample parking. The rear garden has a sunny south-westerly aspect and includes a large outdoor swimming pool and spacious terrace ideal for summer living.

Expansive and well-proportioned accommodation over 2 floors | Grand 26' x 23' main Sitting Room | 4 further generously sized reception rooms | Spacious fully fitted Kitchen-Breakfast Room with built-in appliances | Useful ground floor Shower Room | Three Bedrooms with luxury en suite Bathrooms, the main with large Dressing Area | 2 Bedrooms sharing large luxurious Family Bathroom | Gas Central Heating | Replacement double glazed windows | Plot of around 2/3rds acre | 175' south westerly backing rear garden | 100' Road Frontage | Carriage Driveway with parking | Double Garage with Gym attached





TOTAL APPROX. FLOOR AREA 4992 SQ.FT. (463.8 SQ.M.)
Made with Metropix G2017

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