



Privacy in a prestigious Kingswood location

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## Kingswood KT20

Kingswood Village 1 mile  
London 17 miles M23/M25 3 miles  
London by rail 40 minutes  
Times and distances are approximate

Individual and elegant. This impressive modern house enjoys privacy in its grounds of almost an acre and features a superb indoor pool and spa. The property offers a perfect balance of over 9,000 square feet of family space, also ideal for entertaining and beautiful, south-west facing gardens.

**Price £3.2 million**

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

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Reception Hall ■ Cloakroom
- Drawing Room ■ Dining Room ■ Family Room ■ Study
- Open-Plan Kitchen-Breakfast Room ■ Utility Room ■ 2<sup>nd</sup> Cloakroom
- Indoor Swimming Pool Complex ■ Gymnasium ■ Shower Room
- Games Room ■ Bathroom
- Principal Suite of Bedroom, Two Dressing Rooms and Bathroom
- 5 further Bedrooms ■ 2 Dressing Rooms ■ 4 further Bath/Shower Rooms
- A total of 6 Bedrooms and 5 Bath/Shower Rooms
- 3-Car Garage ■ Broad gated frontage
- Beautiful Landscaped Gardens ■ In all, approximately 0.9 acre



Individually designed and bespoke built in 2006, the house has a distinctive appearance and a spacious and bright interior arranged around a grand central hall with full gallery landing. The well-planned accommodation comes with a degree of versatility giving ample space for an extended family or au-pair if required.

A magnificent vaulted pool room features the beautiful mosaic-tiled pool and spa-bath and there are five pairs of double doors leading onto the terrace providing 'spill-out' space on warmer days. Also ideal for entertaining, the house has a comfortable blend of traditional and contemporary elements and the large sunny-aspect gardens are a real advantage.

The gated frontage allows ample parking in addition to the three-berth garage. In summary, a superb and substantial Kingswood house.



This quiet close at the heart of the prestigious Kingswood Warren has remarkable accessibility. The M25 can be accessed within a few minutes at Reigate Hill (Junction 8) bringing both Gatwick and Heathrow Airports and the coastal ports within easy reach.

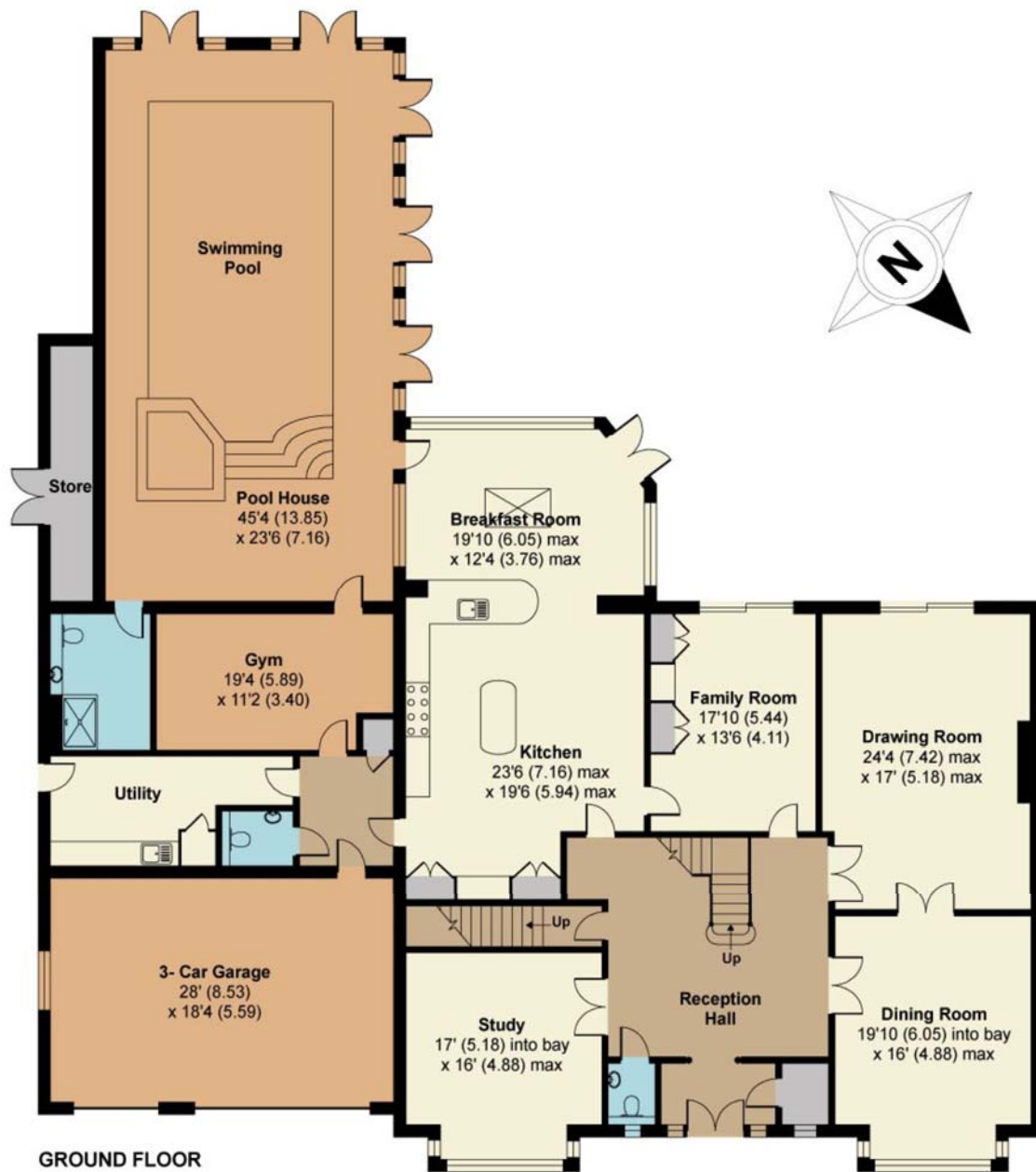
Around a mile away Kingswood Village offers local shopping, the Waterhouse Café and Kingswood Arms pub and restaurant as well as commuter rail services to London from the station.

Epsom, Reigate and Banstead Village are all within a few minutes' drive and have more comprehensive amenities and there is an excellent choice of schooling nearby including Epsom College, City of London Freeman's Aberdour and Chinthurst to name a few.

High on the Surrey Downs, Kingswood offers much for sport and leisure including two golf clubs and a tennis club and nearby venues include the RAC Woodcote Park and Epsom Downs Racecourse, home of the World-famous Derby.

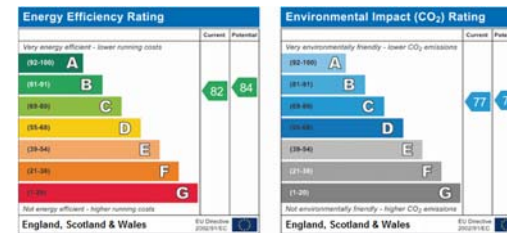
The surrounding area has outstanding open countryside for riding, cycling and walks as well as many independent pubs and restaurants.





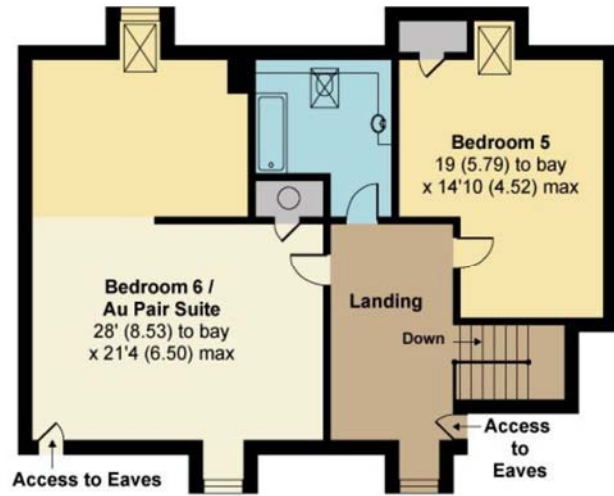
TOTAL FLOOR AREA

9,115 SQ FT / 846.7 SQ M



[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.



**SECOND FLOOR**



**FIRST FLOOR**



**FEATURES:**

- Grand Reception Hall with full gallery landing and elegant staircase
- High quality Indoor Pool, Spa and Gymnasium
- Around 0.9 Acre with 250' x 100' Rear Garden
- Contemporary Bath and Shower Rooms
- Excellent Principal Bedroom Suite with two Dressing Rooms and large Bathroom
- Fully integrated Kitchen with granite surfaces
- Classical Fireplace with marble mantelpiece
- Wood flooring to Living Rooms and porcelain tiled floors to the Hall and Bath/Shower Rooms
- Large Games Room with ample space
- South-west facing and landscaped Gardens with high degree of privacy
- Concrete Ground and First floors with underfloor heating
- Three-berth Garage with double and single doors and direct access to the house
- Balconies to the front and rear
- Prestigious Kingswood Warren location

