



Substantial residence in 'as new' condition

exclusive to

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Sandy Lane Kingswood

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

All times and distances are approximate

An imposing newly built family residence with subterranean swimming pool in this sought after private road close to the golf course.

Reception Hall | Cloakroom
Drawing Room | Dining Room | Study
Kitchen-Breakfast Room | Utility Room
Galleried Landing with Balcony
5 Bedrooms all with En Suite Bath/Shower Room
Dressing Room
2nd Floor Games Room/Au Pair Suite with
Kitchen and En Suite Shower Room
Basement with Cinema Room and Swimming
Pool with Changing Room, Hot Tub and Sauna
Detached Triple Garage | Broad Frontage
In all around 0.65 acre

Price £3.25 million





Situated within the prestigious Kingswood Warren estate and within 'putting distance' of the exclusive Kingswood Golf and Country Club, this is a prime and private location. Kingswood Village offers a selection of local shops and a choice of restaurants including the popular Kingswood Arms as well as a rail station with reliable services to London Bridge and Victoria. More comprehensive amenities can be found at Epsom, Reigate and Banstead Village and the A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick Airports within 45 and 25 minutes respectively. There is a good choice of both public and private schooling in the area together with numerous sporting and cultural activities.



This exceptional family home offers four floors of accommodation and includes a luxurious leisure complex on the basement level with swimming pool and cinema room. The property is lavishly equipped and offered for sale in 'as new' condition. The current owner has only been in occupation from Spring 2015 and is the first resident. The plot extends to approximately 275' at its maximum breadth and has a deep carriage driveway with extensive parking and a detached triple garage.



Grand Hall with central staircase | Double aspect Drawing Room with feature fireplace | Impressive Kitchen-Breakfast Room with integrated Miele appliances | Spacious first floor landing with front facing Balcony | Five first floor double bedroom suites | Expansive Games Room to 2nd floor with adjacent kitchen and En Suite | Basement level with luxury heated pool with Sauna and Hot Tub and fitted cinema room | Gas underfloor central heating | Double glazed sash style windows | Detached triple garage block | Broad frontage | Plot of around 0.65 acre





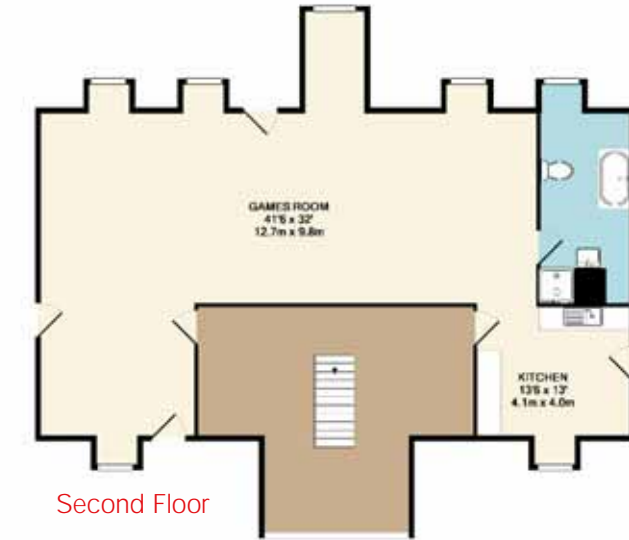
Basement



Ground Floor



First Floor



Second Floor



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