



Impressive and beautifully presented

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

# Kingswood

Kingswood Village ½ mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

An attractive family residence built to a stylish Georgian design with elegant symmetry situated in almost half an acre in this coveted private location.

Grand Reception Hall with Galleried Landing

Cloakroom

Drawing Room

Dining Room

Study

Open-plan Kitchen-Family Room-Conservatory

Utility Room

5 Bedrooms | Dressing Room

4 Bath/Shower Rooms

Self-contained Annex/Studio over Garage

Triple Garage | Gated Frontage

Secluded level Gardens | In all, around 0.43 acre

Price £1.675 million





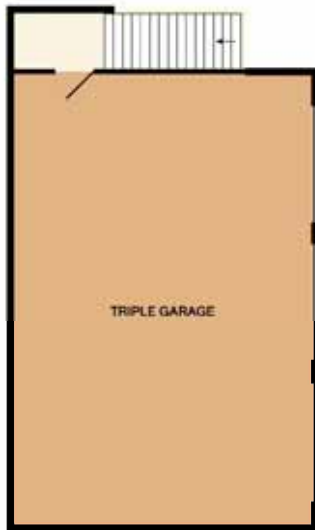
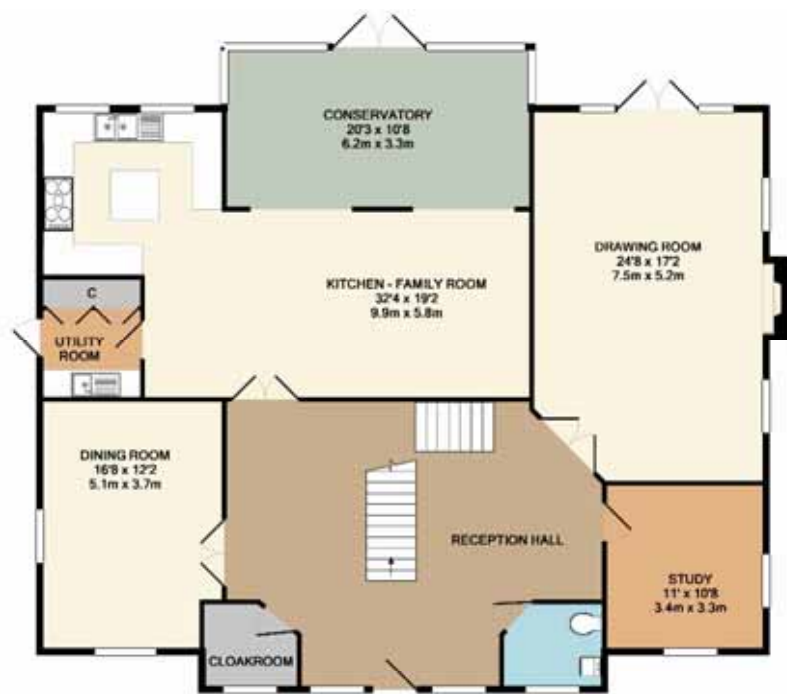
Situated within the prestigious Kingswood Warren estate and within 'putting distance' of the exclusive Kingswood Golf and Country Club, this is a prime and private location. Kingswood Village offers a selection of local shops and a choice of restaurants including the popular Kingswood Arms as well as 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.

Built in 2003, Meadow Croft offers spacious family accommodation set around an impressive entrance hall and galleried landing. The kitchen-family room-conservatory area provides an ideal space for entertaining and informal dining with doors to a large terrace and garden beyond. All bedrooms are well proportioned, most with fitted wardrobes including three with en suite bath/shower room. Accommodation has been further enhanced with the addition of a large annexe room above the triple garage with kitchen area and shower room, ideal for a gym, home office or au pair suite. There is a gated block-paved driveway with extensive parking to the front and a secluded rear garden. Viewing is highly recommended.

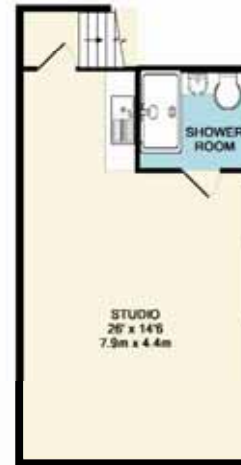


Hi-Fi system to principal rooms | Double glazed sash windows | Luxury Bathrooms and Shower Rooms with Roca sanitary ware | Gas Central Heating and pressurised hot water system | Oak panel interior doors with chrome handles | Integrated Kitchen in maple and granite, open plan to Family Room and Conservatory | Dressing Room to principal suite and wardrobes to most bedrooms | Automated garage doors | Entryphone operated gates | Additional timber garage, sheds and Summer House





TOTAL FLOOR AREA  
4,597 SQ FT / 427.1 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.

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

Residential Lettings  
All Areas  
01737 370700

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)