



Elegant and luxurious family living

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Elegant and luxurious

...

... this magnificent virtually new house of some 8,000 square feet has been created to an exceptional specification and is set in a prime Kingswood Warren location.

Price £2.795 million



- Grand Reception Hall and Central Staircase and Gallery ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Cinema Room ■ Games Room
- Open-plan Kitchen, Breakfast Room and Sitting Room
- Utility Room ■ 2nd Cloakroom

- 6 Bedrooms, 4 Dressing Rooms, 4 Bathrooms and 2 Shower Rooms including a superb Principal Suite ■ Two Roof Terraces
- Double Garage ■ Westerly facing Gardens ■ Gated Frontage
- In all, around half an acre

An exceptionally fine detached house, virtually brand new and ready for occupation. The property includes an impressive level of technology throughout its stylish interior and the aim has been to provide the complete home. The ground floor is particularly spacious including a magnificent open-plan kitchen-breakfast-sitting room, ideal for family life as well as a large study/home office and cinema room. There is also the benefit of two ground floor cloakrooms. There are six bedrooms set out over two floors, each with its own en suite facilities and four with a walk-in dressing room/wardrobe.

This prestigious address in the private Kingswood Warren is within a mile of Kingswood Village. Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 40 minutes and the M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus enabling fast routes to both Gatwick and Heathrow airports and the coastal ports. The village has local shopping, fine restaurants and the Kingswood Arms pub whilst the bustling High Streets of Banstead Village, Epsom and Reigate are all within a short drive.

This area of Surrey Downs has a wide choice of schooling and the many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs. For sporting interests, Kingswood has a tennis club and two golf courses, and within a short drive there is Walton Heath and the RAC Golf and Country Club at Epsom. Epsom Downs, home of the famous Derby, is just a few miles away.

**AMHERST
SANDY LANE
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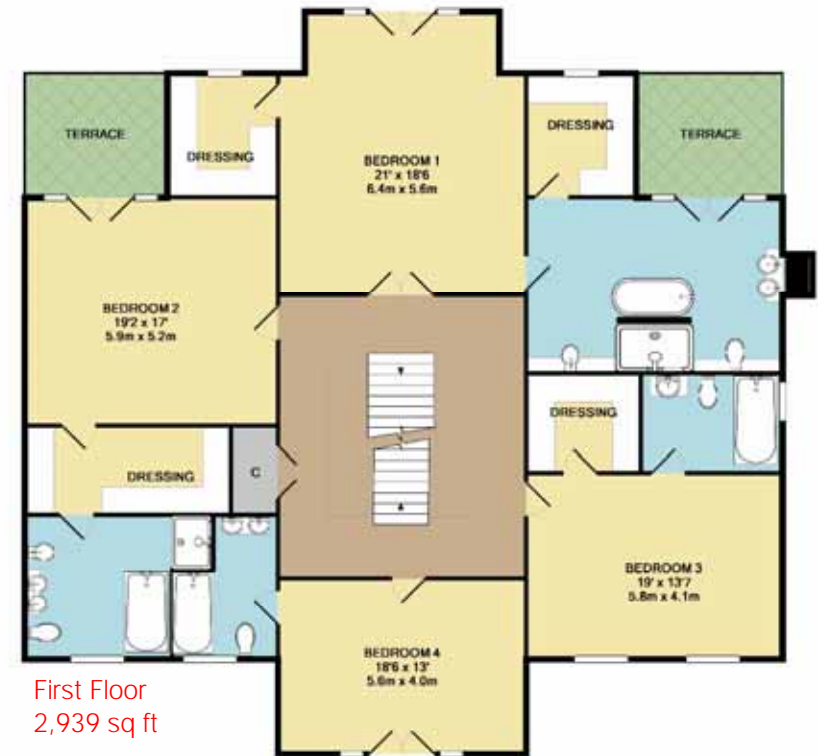
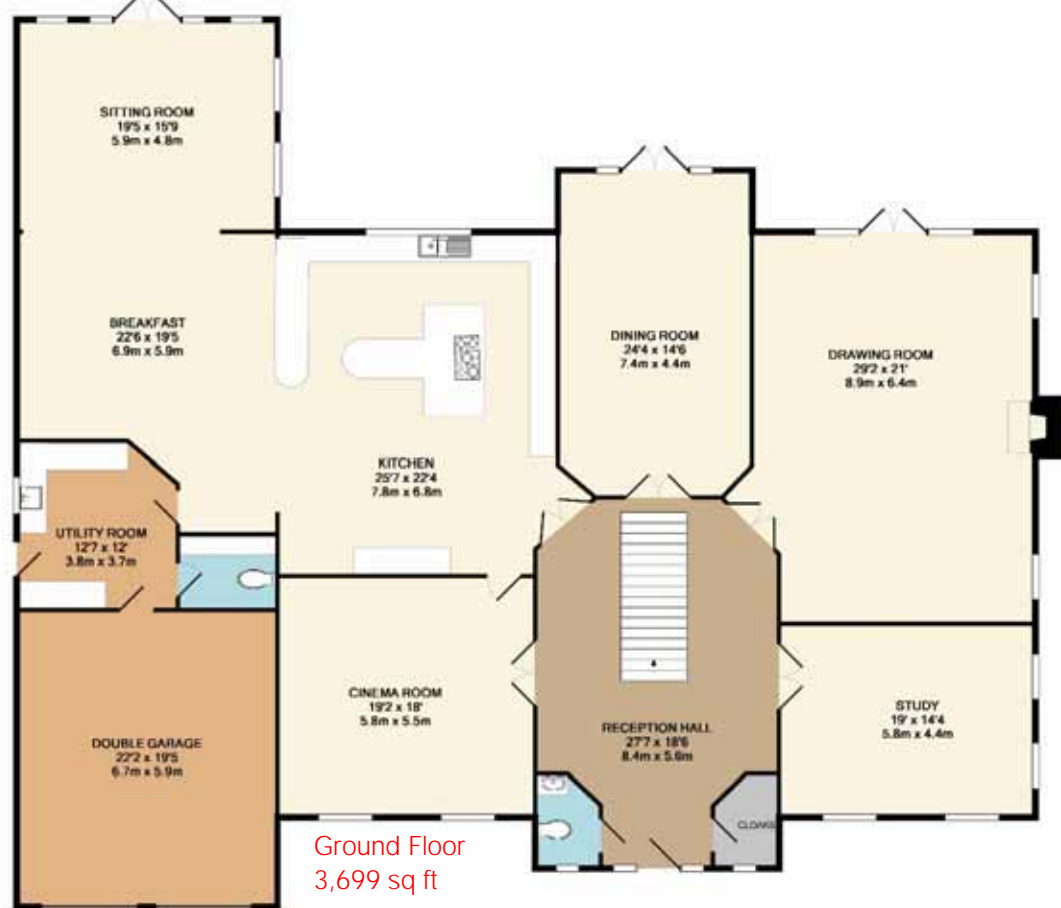
Kingswood Village 1 mile
London 17 miles M23/M25 3 miles
London by rail 40 minutes

Times and distances are approximate



- Gas fired underfloor heating
- Solid concrete floors to all 3 levels
- Sophisticated media cabling for networked PC, video and audio
- 9'6 ceilings to ground and first floors
- Cinema Room with built-in screen and projector
- Pressurised hot water system
- Designer Kitchen with high quality appliances
- Impressive central principal staircase
- Luxurious Bathrooms with Wet-room Showers
- Comprehensive security system with CCTV surveillance
- Automated double gates with video-link
- No onward chain





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Viewing
Please call us to arrange
a viewing appointment

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