



Stunning contemporary finish

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Kingswood

Kingswood Village and Station a 5 minute walk
London by rail 35 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

A stunning family home subject to a recent comprehensive refurbishment, now offering exceptional and contemporary living space in this quiet and convenient location.

- Entrance Hall
- Cloakroom
- Drawing Room
- Sitting Room
- Study
- Kitchen-Dining-Family Room
- Utility Room | 2nd Cloakroom
- 5 Bedrooms | Dressing Room
- 4 Bath/Shower Rooms
- Annexe/Studio Room with Shower Room
- Double Garage | Carriage Driveway
- Rear Garden | Plot of around one third acre

Guide Price £1.675 million





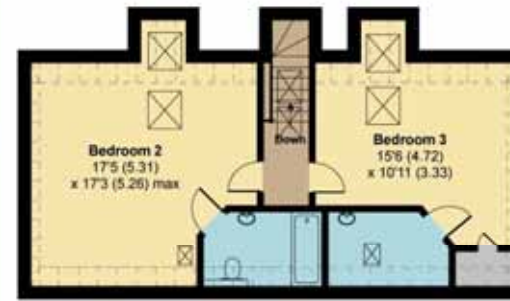
Ballantyne Drive is a small quiet residential cul-de-sac leading off Hill Lane which is off Waterhouse Lane between the parade of shops and Alcocks Lane. This facilitates easy access to the village with its local shopping, cafe, restaurants and pub, as well as the station with reliable rail services to London in around 40 minutes. The larger centres of commerce including Banstead Village, Reigate and Epsom are all within a short drive as is the M25 at Junction 8 (Reigate Hill). There is a choice of local schooling and this area has an abundance of open countryside, as well as venues for sport, leisure and cultural pursuits.

Already a spacious house, the current owner has extended and completely renovated the property to an exceptionally high standard encapsulating features expected in 'top end' brand new properties. The finish is first class with a bright contemporary style and practical layout of rooms. The kitchen-dining-family room is magnificent measuring some 40' with wide bi-fold doors and a high roof lantern accentuating the space and light. The area is beautifully fitted and has underfloor heating. Upstairs are five good sized bedrooms including a generous principal suite overlooking the garden. A useful Annexe/Studio Room has separate staircase access and would suit a dependent relative or guest accommodation. The plot extends to around one third of an acre with a deep carriage driveway and a landscaped, secluded rear garden.



Spacious Hall with oak flooring | Magnificent Kitchen-Dining-Family Room with high quality units and integrated appliances, island unit and bi-fold doors to garden | Bright double aspect Drawing Room with three sets of French doors to the garden and feature Fireplace | Fitted Study | Gas Central Heating with some underfloor elements | Principal Bedroom with Juliet balcony, dressing room and luxurious en suite bathroom | Two further double Bedrooms sharing a Bathroom | Two generous second floor Bedrooms one with en suite facilities and one with potential for en suite | Useful Annexe/Studio Room with en suite and own staircase | Landscaped broad fronted plot of approximately one third of an acre | Secluded Rear Garden extending to around 100'



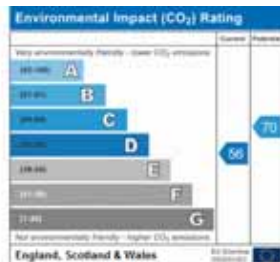
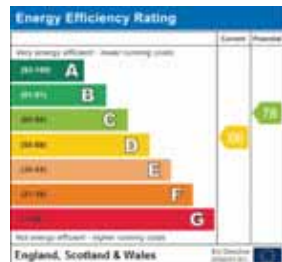


SECOND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA : 4,669 SQ FT / 433.7 SQ M



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