



Beautiful, naturally secluded plot

exclusive to

SAUNDERS

richardsaunders.co.uk

Kingswood

Kingswood Village just under a mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

A most substantial individually built modern house with indoor pool in this exclusive Kingswood Warren location.

- Reception Hall | Cloakroom
- Drawing Room | Dining Room
- Study | Family Room
- Sun Room
- Kitchen-Breakfast Room
- Utility Room
- Indoor Pool Complex with Changing Room
- 5 first floor Bedrooms | Library/Study
- 3 Bath/Shower Rooms
- Double Garage
- 200' Frontage with Carriage Driveway
- Level and Naturally Secluded Gardens

Price £2.25 million





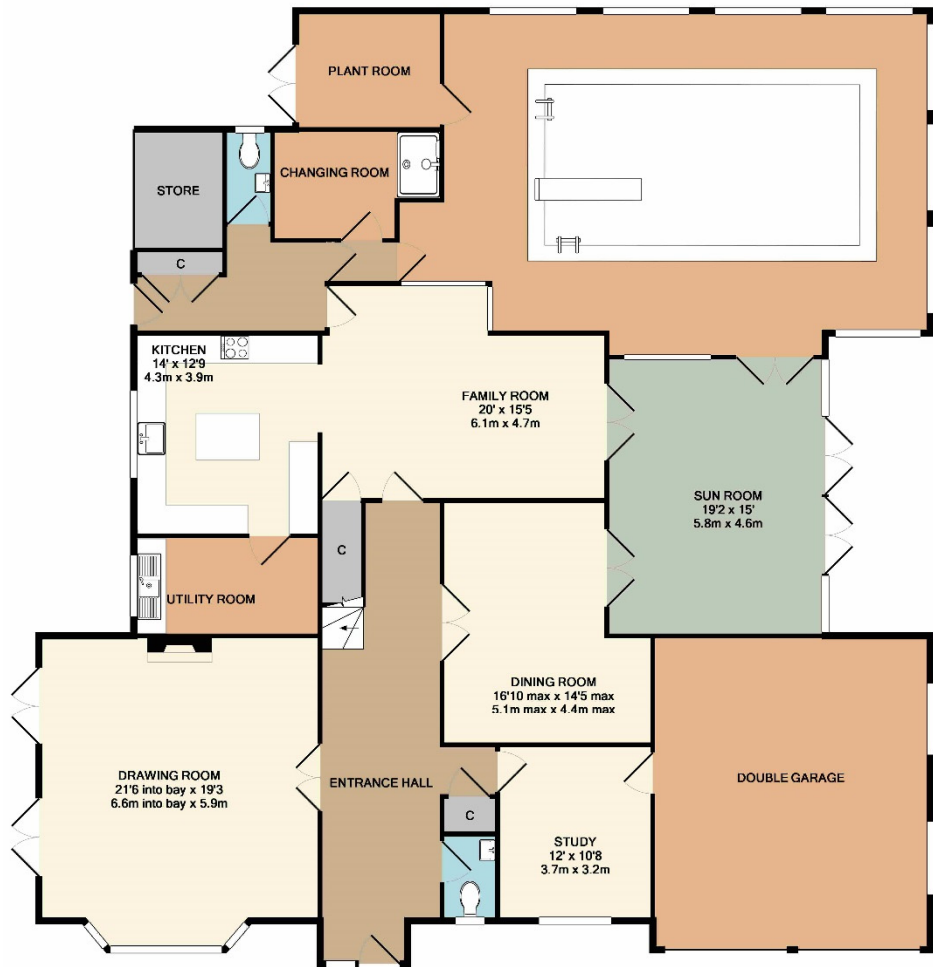
Goose Haven occupies a broad plot at the Sandy Lane end of Warren Drive surrounded by high calibre properties with large gardens. The entrance to Kingswood Golf Club is just around the corner with other local golf courses at Walton Heath and Surrey Downs. Kingswood Village has local shopping, restaurants, café and popular local pub with a station offering reliable rail services to London. Many larger towns and villages are accessible including Reigate, Epsom Banstead and Sutton and the A217 allows fast access to the M25 at Junction 8 (Reigate Hill) bringing Gatwick and Heathrow airports within 20 and 45 minutes respectively.

This substantial house was built circa 2000 with attractive part tiled multi-gabled elevations. Accommodation is ideal for a growing family with numerous well-proportioned rooms arranged over two floors. The indoor pool complements ground floor space and there is provision for a large first floor Study with additional Sitting Room. The house enjoys a wide plot of over half an acre and is level and beautifully landscaped with a high degree of natural seclusion.

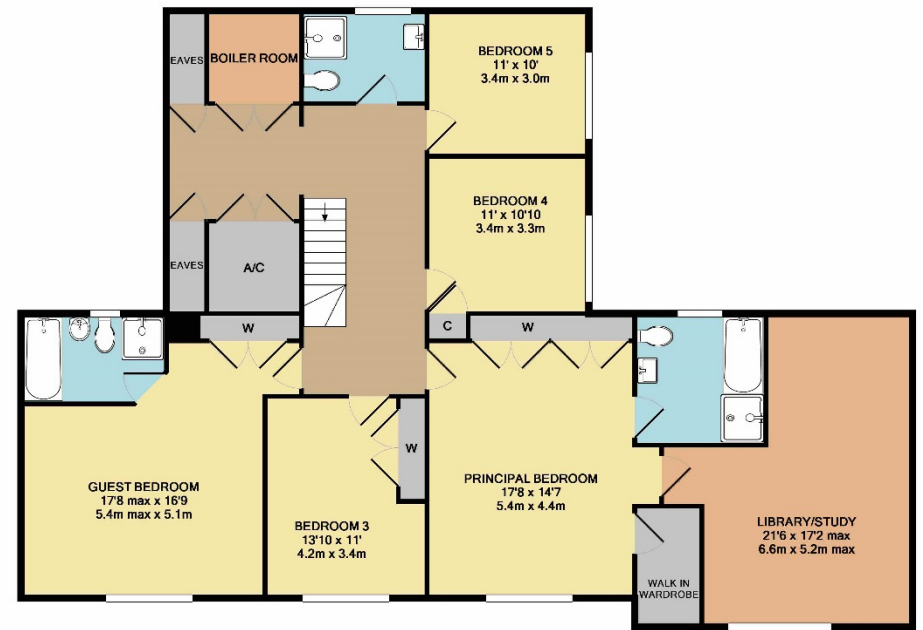


Spacious Reception Hall with Oak Flooring | Double aspect Drawing Room with stone Fireplace | Re-fitted Kitchen with granite work surfaces and integrated appliances | Large adjacent Family Room | Superb Indoor Pool Complex with changing facility and shower | Five double first floor Bedrooms | Fitted Study adjoining Principal Bedroom (could be a larger Dressing Room) | Gas Central Heating | Double Glazed Windows | Double Garage | Some 200' Road Frontage with Carriage Driveway | Landscaped Level Gardens |

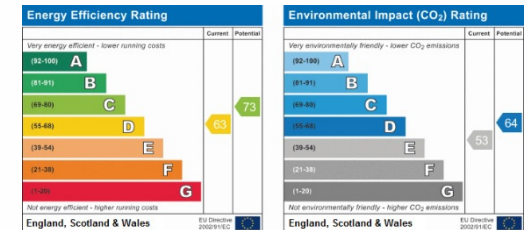




GROUND FLOOR
APPROX. FLOOR
AREA 3388 SQ.FT.
(312.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1827 SQ.FT.
(169.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 5195 SQ.FT. (482.6 SQ.M.)
Made with: Metropix 02017

[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