



In the heart of Kingswood Warren

exclusive to

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Kingswood

Kingswood Village ½ mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

Privacy in the heart of Kingswood Warren.
This elegant house is set in a secluded
landscaped plot of 0.75 acre.

- Reception Hall | Cloakroom
- Drawing Room
- Dining Room
- Study
- Family Room
- Kitchen-Breakfast Room
- Utility Room | 2nd Cloakroom
- 5 Bedrooms | Dressing Room
- 3 Bathrooms including 2 en suite
- Double Garage
- Extensive Driveway with Entry Gates
- Established Gardens with heated Swimming Pool

Price £1.85 million





One of just four houses in this quiet close off Warren Drive, the house is just over half a mile from the village with its cafes, restaurants and pub, and the station with services to London Bridge and Victoria. Reigate, Epsom and Banstead Village are all easily reached and the M25 at nearby Reigate Hill provides fast access to both Gatwick and Heathrow airports, and the coast. This part of the Surrey Hills is well served for schools and venues for sport, leisure and cultural pursuits.

A particularly attractive house, individually built by Crockford Homes in 1999. The property has the advantages of an established, secluded plot with a heated swimming pool, and a private, gated location. The interior is bright and well appointed, providing ideal family accommodation across two floors whilst there remains scope for extension, subject to consents.



Double Glazed Sash Windows | Wardrobes to all 5 Bedrooms | 3 luxury Bathrooms each with bath and separate Shower | Spacious Kitchen-Breakfast Room and large Family Room | Oak Flooring to most of Ground Floor | Polished Limestone Fireplace | Double-width Garage with automated door | Impressive Reception Hall | Level and Secluded Gardens with Tree House Play Area | Heated Swimming Pool with Terrace and Summer House





GROUND FLOOR
APPROX. FLOOR
AREA 2,791 SQ.F.T.
(257.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1,684 SQ.F.T.
(156.8 SQ.M.)

TOTAL FLOOR AREA
4,216 SQ FT / 391.6 SQ M

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Viewing
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a viewing appointment

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