



Timeless elegance in the heart of Kingswood Warren

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Woodland Way
Kingswood
KT20 6NW

London 17 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

In the heart of Kingswood Warren, an outstanding modern house of classical elegance, enjoying natural privacy and security in its beautiful, South-facing gardens.

Interior designed and luxuriously appointed with an exceptional attention to detail, this bright and spacious home of around 6,800 sq ft is perfect for today's family lifestyle and entertaining.

Guide Price £3.35 million

View by appointment please, exclusively through Richard Saunders and Company
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- Grand Reception Hall with Galleried Landings and Atrium ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Cinema Room
- Open-plan Kitchen - Dining - Family Room - Orangery ■ Utility Room

- 6 Bedroom Suites, each with Bath / Shower Room ■ Annexe Living Room / Gym / Bedroom 7
- The Principal Suite features a Dressing Room, Bathroom and Separate Shower Room

- Double Garage ■ Broad Frontage of 150' with two pairs of Double Gates and sweeping Driveway
- Secluded, South-facing Garden of around 160' x 140' with extensive Terrace
- In all, around 0.7 Acre



The house was built around 2013 and acquired by our clients at a very early stage of its construction, giving them the rare opportunity of being able to design every detail and choose every finish of their future home. Their consummate attention to detail and with no expense spared, the result is a luxury home that exudes quality and timeless elegance at every turn.

Arranged around a central grand hall featuring a curved 'princess' staircase, the ground floor has a perfect balance of formal and informal living spaces and the magnificent Clive Christian kitchen speaks for itself.

There are 5 double bedroom suites off the main landings including a spacious principal suite with a dressing room and both bathroom and shower room. In addition, a separately-accessed Annexe is ideal for an au-pair or live-in relative or, if preferred, can provide a 6th Bedroom suite and 7th Bedroom or Gym.

Surely a feature of this superb home, the gardens are secluded and manicured, enjoying a South aspect at the rear. The extensive stone-paved terrace is accessed through bi-fold and double doors, providing ample space for outdoor living and entertaining family and friends.



Recognised as one of the most desirable places to live on the Surrey Downs, the winding, private lanes of Kingswood Warren provide an ideal location for substantial and prestigious homes in spacious leafy gardens.

The village is just under a mile away and offers commuter rail services to London, local shopping, the Waterhouse cafe and the Kingswood Arms gastro-pub.

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports.

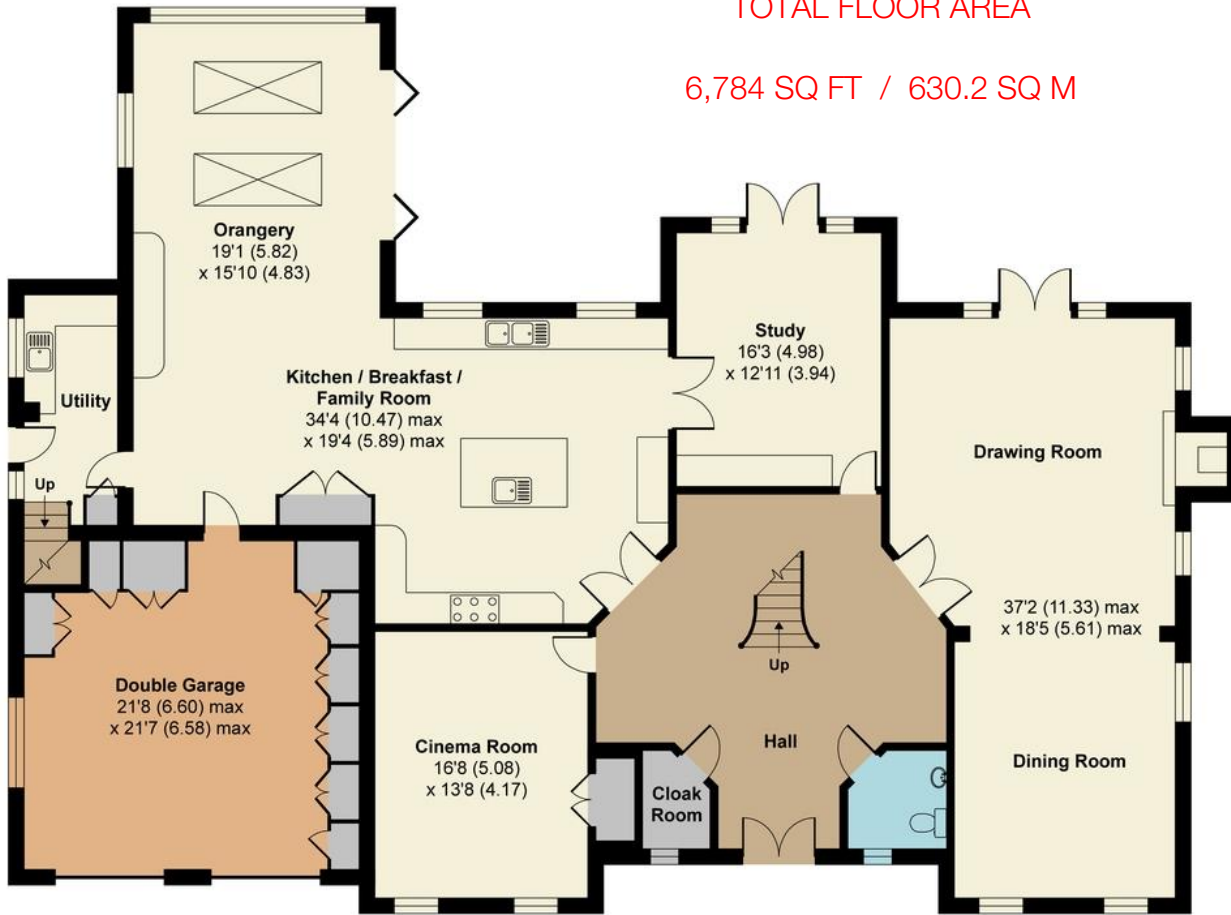
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



TOTAL FLOOR AREA

6,784 SQ FT / 630.2 SQ M

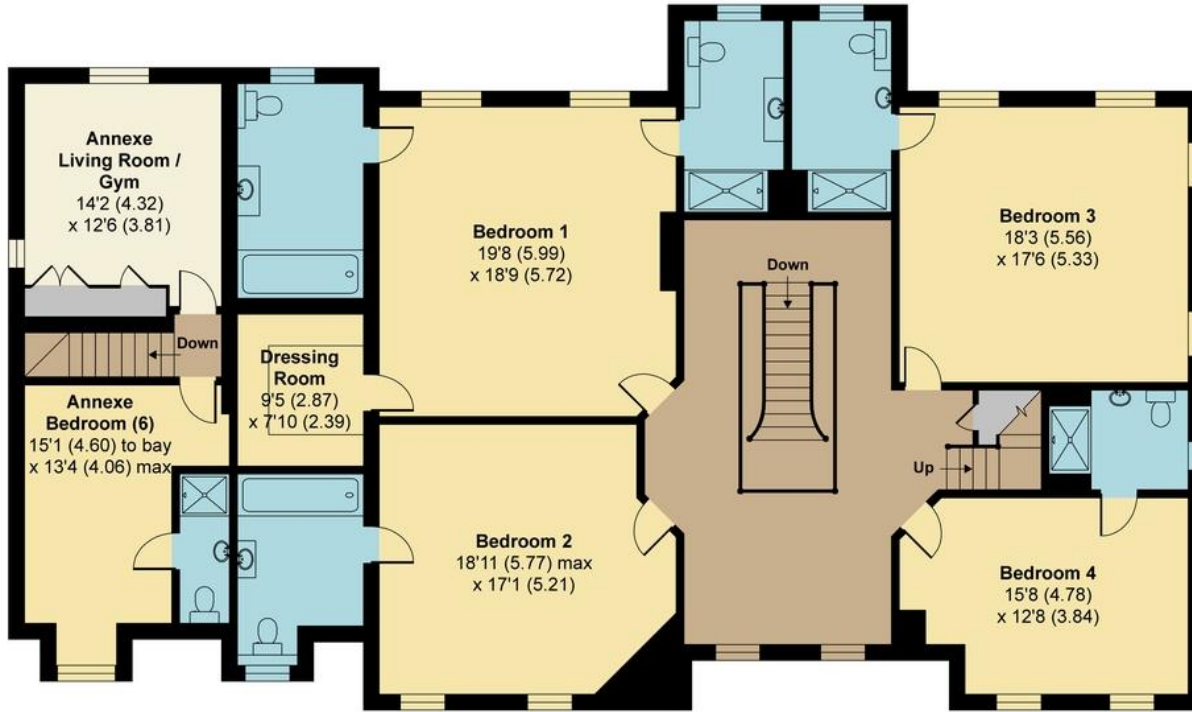


Ground Floor

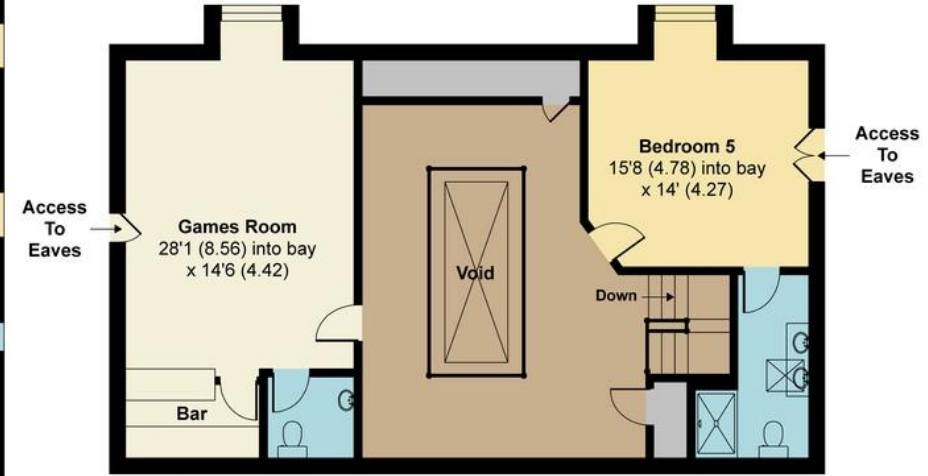


The many features of this fine home include:

- Magnificent Clive Christian Kitchen with granite surfaces
- Air-conditioned Kitchen – Breakfast – Family Room
- High quality appliances and two Quooker boiling water taps
- Stunning Grand Hall with bespoke, curved staircase
- Deep sash windows and double front doors
- Air Conditioned Cinema Room with faux suede walls with Swarovski crystal studs
- Under floor central heating throughout the house
- Formal Drawing Room with classical Chesneys Fireplace
- French doors, bi-fold doors and large windows to the rear
- Luxurious, high specification Bathrooms and Shower Rooms
- Gated Frontage with sweeping Driveway and extensive parking
- Large Double Garage with automated doors
- Separate 1-bedroom Annexe, ideal for gym or separate lounge for an au-pair
- Extensive terrace, perfect for entertaining family and friends
- Bespoke-made 'piano' black interior doors
- Sophisticated Media Cabling and Sonos music system
- Immaculately presented throughout
- Available immediately with no onward chain



First Floor



Second Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



