



Prestigious and private, set in 1.25 acres

exclusive to

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The Glade  
Kingswood  
KT20 6LP

London 17 miles  
Kingswood Village ½ mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

Set back from the road and enjoying privacy in its plot of some 1.25 acres, this beautiful detached house is sure to impress.

An excellent, well-appointed family home of over 5,000 sq ft, also perfect for entertaining.

Guide Price £2.5 million

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

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- Entrance Hall ■ Cloakroom ■ Drawing Room ■ Dining Room
- Family / Games Room ■ Study ■ Kitchen – Breakfast – Orangery ■ Utility Room
- 5 Bedrooms, Dressing Room and 3 Bath / Shower Rooms including a substantial Principal Suite
- Independent Studio Flat or Home Office with Kitchen and Shower Room
- Garaging for Four Cars ■ Deep Frontage with ample driveway parking
- Around 300' Rear Garden ■ In all, around 1.25 Acres





Individually designed and built around 1959, this impressive detached house features traditional character and substantial family accommodation, enhanced over the years by thoughtful extension and refurbishments.

The house is set back some 180' from the road with a private frontage and automated gates leading to an expansive driveway that provides ample parking and turning. There is a large detached garage for four cars with an independent studio flat above which would also be ideal as a home office.

The house has generous living rooms for every occasion and the 'limed oak' kitchen – breakfast room is open plan to the large orangery. All on the first floor, there are five double bedrooms with three full bathrooms, each having a separate shower. In addition, the Principal Suite includes a large dressing/sitting room.

Certainly a feature, the superb gardens encompass the house and are naturally secluded. Landscaped and well planted, the gardens include several fine trees and are sure to offer all-year colour and privacy with plenty of areas to enjoy the tranquillity and birdsong. The spacious, wrap-round terrace has a few steps down to a full-size swimming pool and creates an area that is perfect for entertaining friends and family.







The property is set in one of Kingswood's most prestigious private roads.

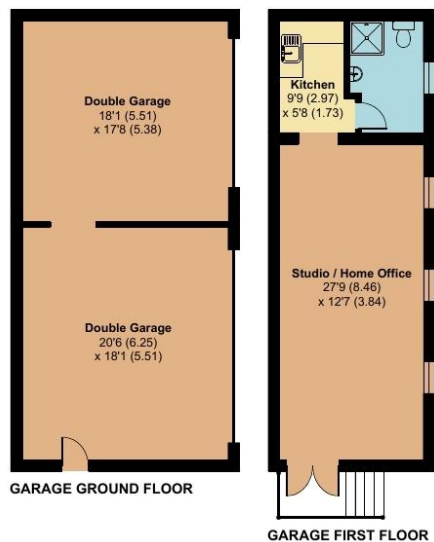
Just over half a mile away, Kingswood Village offers local shopping, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

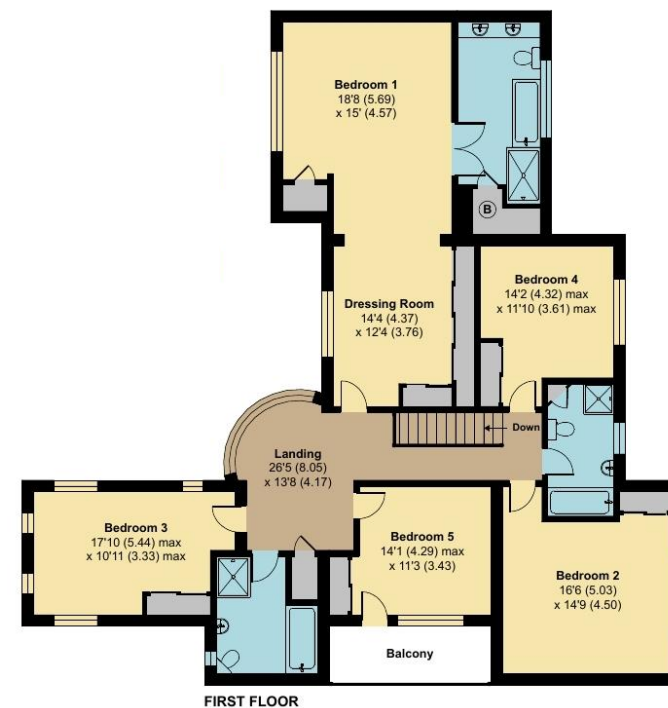
Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.





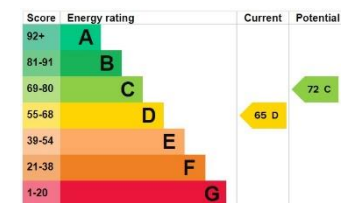
### TOTAL FLOOR AREA

5,256 SQ FT / 488.2 SQ M



The many features of this fine home include:

- Substantial family accommodation with four large living rooms
- Good sized kitchen – breakfast room open to conservatory
- 3 luxury bathrooms, each with separate shower
- Two large double garages and ample secure parking space
- Secluded rear garden of around 300' with large terrace
- Double glazing and gas central heating
- Full-size swimming pool
- A substantial and beautifully presented home
- Potential for further refurbishment and updating
- Prestigious Kingswood location



**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.

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: G  
 All mains services  
 To the best of our knowledge on production of this brochure



