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Substantial and sophisticated, in the heart of Kingswood Warren

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Woodland Way
Kingswood
KT20 6NU

Kingswood Village and Station 0.6 mile
London 16 miles Banstead 4 miles Reigate 4 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

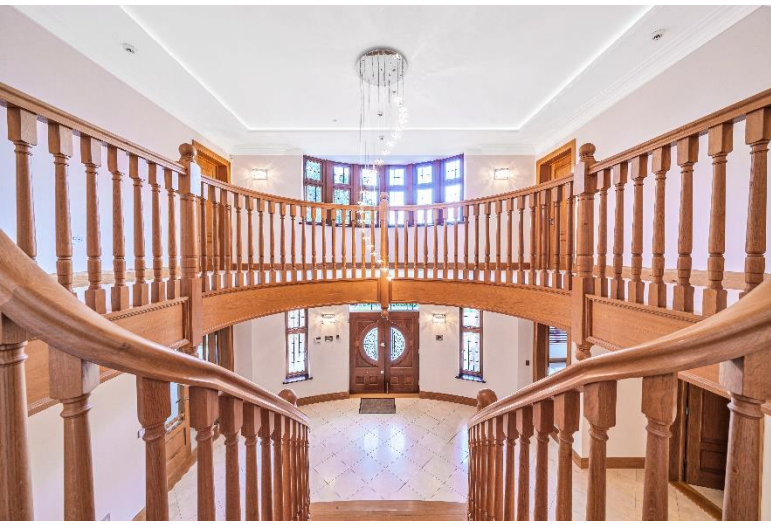
Located at the heart of the exclusive Kingswood Warren, this impressive modern mansion was created by Green Amber in 2010 with a luxurious finish that is truly exceptional.

An excellent family home of some 9,000 sq ft, set in a secure level plot of around 0.65 acre and now available with no onward chain.

Offers in Excess of £3.5 million

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

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- Grand Reception Hall with central Staircase and Gallery ■ Cloakroom
- Drawing Room ■ Dining Room ■ TV / Sitting Room ■ Study ■ Cinema
- Kitchen – Breakfast - Family Room ■ Wine Room ■ Utility Room ■ Plant Room
- 7 Bedrooms, 5 Dressing Rooms and 7 Bath / Shower Rooms including 6 Suites
- Double Garage ■ Gated Frontage with In and Out Driveway
- Landscaped Gardens ■ In all, around 0.65 acre



Refinement and perfection are evident throughout this remarkable home. Individually designed and built by the luxury home-builders Green Amber, this substantial detached house combines traditional character elevations and a swish, contemporary interior.

The standard of finish is remarkable, in particular the fine cabinetry more typical of what you might find on a luxury yacht. The award-winning designer, Simon Bray was commissioned for the kitchen which is fitted in walnut with cream quartz-granite surfaces and bar with matching seating. There are appliances by Miele and Sub-Zero. Simon Bray also designed the study and principal suite furniture.

Arranged around the central grand hall, every room is well-proportioned with large windows bathing all spaces with natural light. There is ample room for all the family and more; this house would also be perfect for entertaining. There is underfloor heating and double glazing and the sophisticated home automation is managed by Crestron.

The gated grounds provide ample parking in addition to the double garage and the level rear garden enjoys natural privacy and a coveted South-West aspect. Viewing is recommended.





In undoubtedly one of Surrey's most desirable private estates, the property has a gated frontage to this quiet private road.

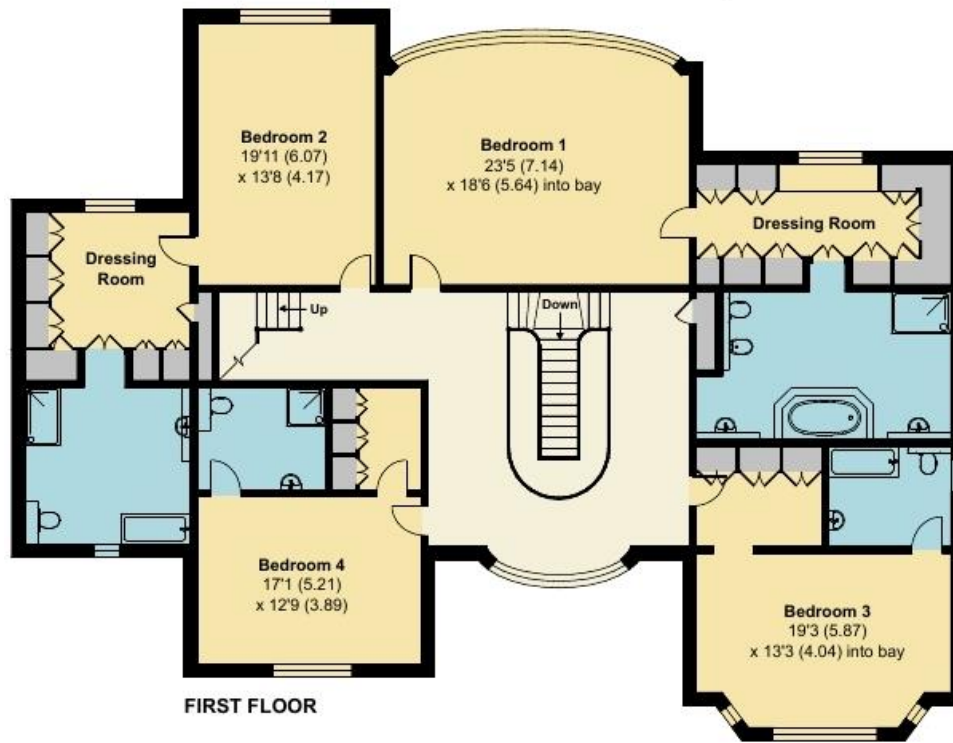
Within walking distance, the village offers commuter rail services to London, local shopping, the Waterhouse cafe and the Kingswood Arms gastro-pub.

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at 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.

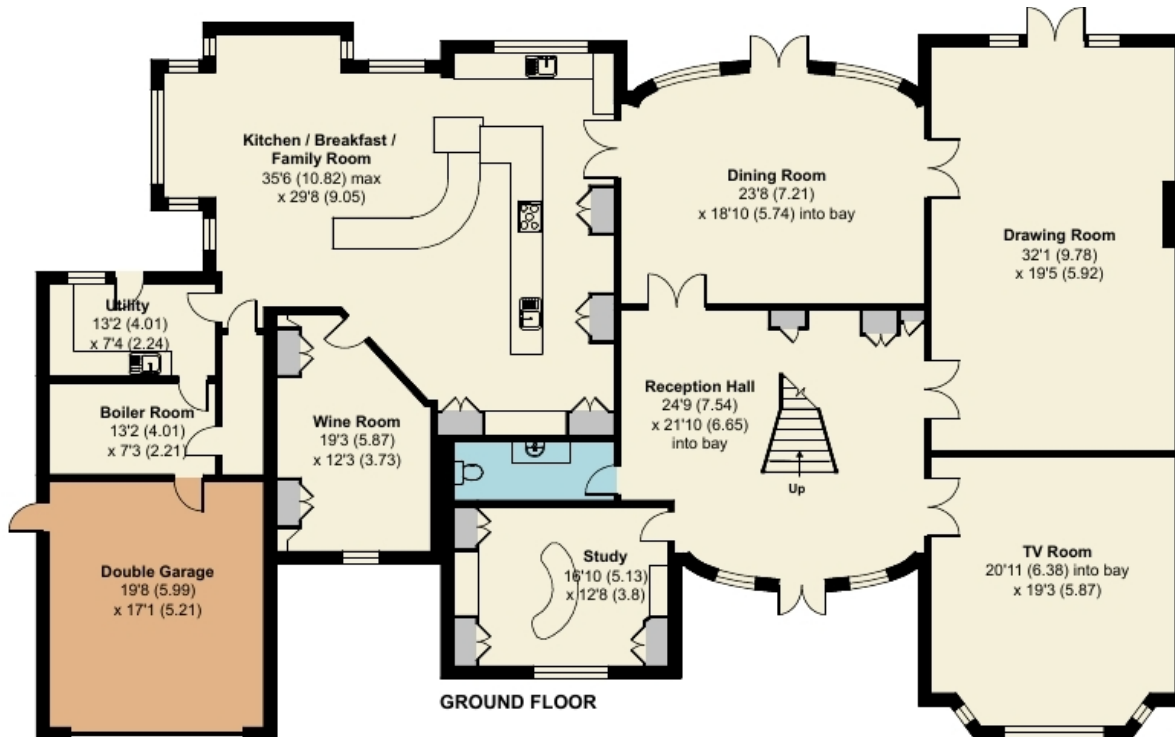




Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

TOTAL FLOOR AREA 8,930 SQ FT / 829.6 SQ M



The many features of this fine home include:

- Created in 2010 by luxury home-builder Green Amber
- Extraordinary standard of finish and attention to detail
- Almost 9,000 sq ft of fully fitted accommodation
- Grand reception hall featuring a solid oak 'princess' staircase
- Stylish, bespoke fitted kitchen by BIDA award-winning designer Simon Bray
- Beautifully fitted wine room complete with humidor
- Spacious reception rooms and fitted study, again by Simon Bray
- Fully furnished cinema with audience seating and fitted bar
- Superb principal bedroom suite with furniture, also by Simon Bray
- Each bedroom has bespoke fitted wardrobes, most have dressing rooms
- Luxurious bathrooms and shower rooms with Villeroy and Boch, Burg and Hans Grohe
- Crestron home automation with automated lighting networked AV and data
- Underfloor heating and hardwood-framed double glazing
- Double garage and ample secure parking on the gated driveway
- Mature, level and landscaped gardens with South-West aspect to the rear

- Sophisticated security system and exterior lighting
- Available with no onward chain

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.



