



Available for the first time in 60 years

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Forest Drive  
Kingswood  
KT20 6LP

London 17 miles  
Kingswood Village ½ mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
All times and distances are approximate

Set in almost one third of an acre, this lovely detached house has cottage character and an elevated setting with some views over fields to the front.

The property now offers its next owners a wealth of potential for refurbishment, extension and even replacement in this high-value, private Kingswood location.

Guide Price £950,000

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

kingswood@richardsaunders.co.uk



- Lobby ▪ Cloakroom ▪ Entrance Hall
- Sitting Room ▪ Dining Room ▪ Kitchen ▪ Utility area
- 3 Bedrooms ▪ Bathroom
- Carport ▪ Garage
- Around 65' frontage ▪ Some 120' x 65' Rear Garden
- In all, around 0.3 Acre



It is not often that one of Costain's earliest Kingswood homes, almost un-extended, comes to the market. Built in the 1920's, the house has had few owners including our client's family who have lived here for some 60 years.

The house retains its cottage character whilst having been updated in the 1960's and it has been well-maintained throughout. There is gas central heating and we understand that the house has been rewired more recently.

Set back from the road, the house has a winding driveway to a large carport which has been added to the front of the detached garage. The rear garden sloped gently upwards into a coppice of trees at the rear.

Overall the plot measures around 0.3 acre and this gives plenty of space for substantial extension, and even replacement of the original house, subject to the usual consents.

A rare find, this property is available with no onward chain.





In an elevated setting in this quiet, private road the property enjoys some views over fields whilst offering easy access to local amenities.

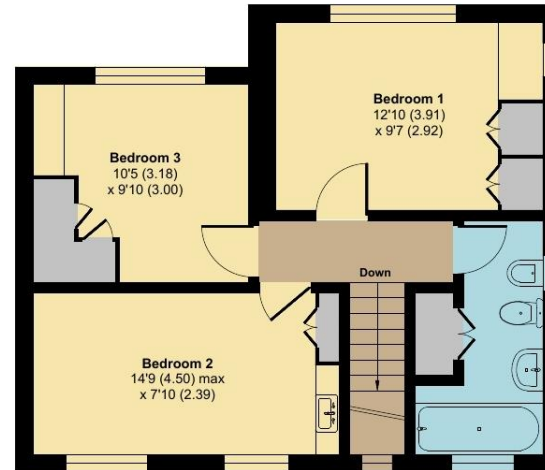
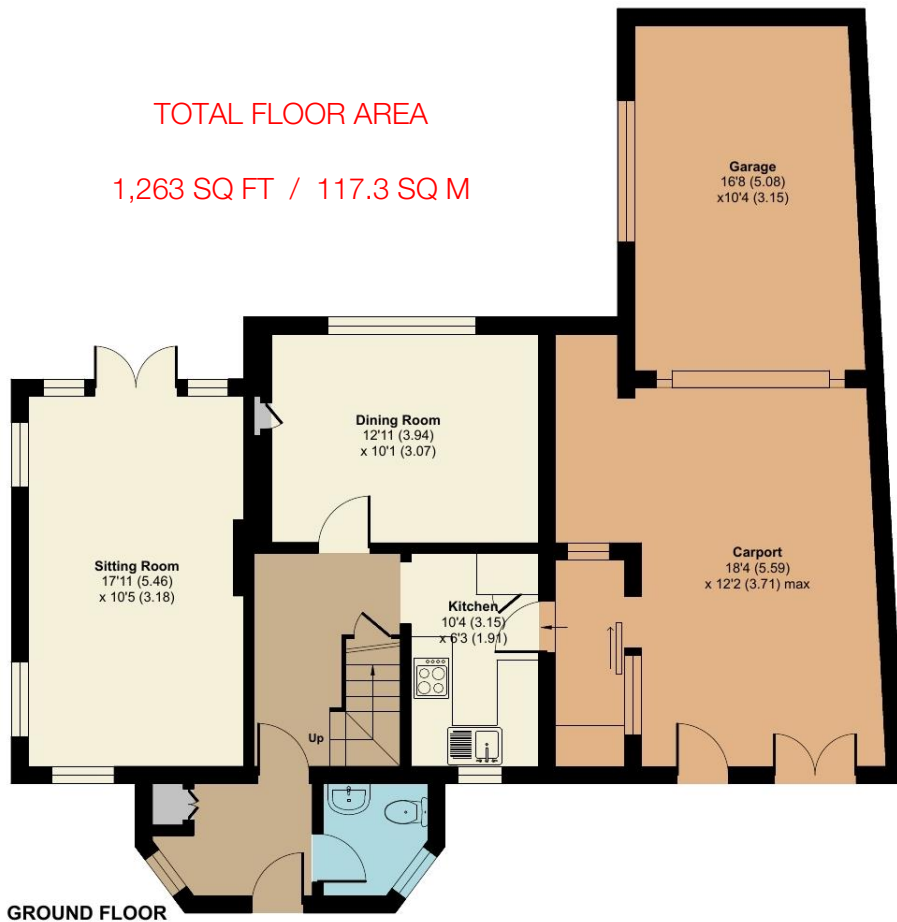
Just over half a mile away, Kingswood Village offers local shopping, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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 Freemen'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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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

**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.

The many features of this fine home include:

- Sought-after Kingswood location
- Elevated setting with some lovely views over fields
- One of Costain's earliest Kingswood houses
- Available for the first time in 60 years
- Pretty, unspoilt cottage character features
- Gas central heating and rewired
- Rectangular plot of around 0.3 acre
- Untold potential for refurbishment and extension
- Also suitable for replacement, subject to consent
- No onward chain

