



Exclusive Kingswood Warren, just minutes from the village

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**Bears Den
Kingswood
KT20 6PL**

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 0.4 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

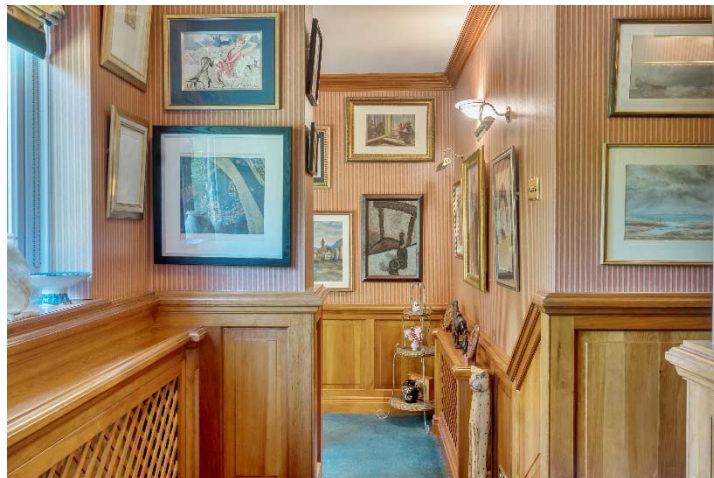
Substantial and prestigious, this Kingswood Warren property enjoys a peaceful location in a private close, just a few minutes' walk from Kingswood village and station.

A family home of over 5,000 sq ft with a versatile interior layout, set in half an acre.

Guide Price £2.15 million

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Vestibule ■ Entrance Hall ■ Cloakroom ■ Drawing Room ■ Shower Room ■ Dining Room
- Study ■ Kitchen - Breakfast Room ■ Utility Room
- Indoor Swimming Pool, currently de-commissioned and converted to Cinema / Games Room
- 5 Bedrooms, Dressing Room and 3 Further Bathrooms ■ Library / Garden Lounge / Bedroom 6
- Attached Garage ■ Frontage of 100' with In and Out carriage driveway
- Some 130' x 110' Rear Garden ■ In all, 0.5 Acre



Versatility and potential are two of the many virtues of this substantial Kingswood home. One of those built by Richard Costain to form Kingswood Warren in 1938, the house was thoughtfully extended and refurbished around 30 years ago with more recent enhancements by the current owners.

The spacious interior makes an ideal family home, well-appointed throughout and there is potential for an independent annexe or a substantial office at home. There is a wealth of fine, natural wood joinery throughout including wall panelling and carved cornices, and there are two feature fireplaces.

The large indoor swimming pool and spa bath were in use until recently and has been de-commissioned and converted to a cinema or games room. The choice remains for the pool and spa to be returned to full use, or indeed for the conversion to be made more permanent if preferred.

The gardens are naturally secluded at each level and features a broad frontage with In and Out carriage driveway. There is a large garage with access straight into the house.



Whilst this property enjoys a more private Kingswood Warren location, it also offers excellent accessibility being just a few minutes' walk from Kingswood Station and the village with its local shops, Waterhouse Café and 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.





The many features of this fine home include:

- Over 5,000 sq ft of versatile accommodation
- Bespoke, beech-fitted kitchen with appliances
- 28m x 22m drawing room with period style fireplace
- Wood-panelled dining room with period style fireplace
- Principal bedroom suite with dressing room and bathroom
- Potential for one-bedroom annexe or large office at home
- Indoor swimming pool and spa pool, currently as cinema
- Replacement triple-glazed windows by Anglian
- Large garage and ample driveway parking
- Prestigious Kingswood Warren location

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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