



Excellent modern house featuring a detached studio / office / annexe

exclusive to

SAUNDERS

richardsaunders.co.uk

Furze Grove
Kingswood
KT20 6ES

London 18 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village ¼ mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

In a quiet, tucked-away setting on the edge of Kingswood Village, this outstanding modern house combines a striking characterful design and a high quality and contemporary finish.

A great family home of almost 5,000 sq ft in this exclusive location.

Guide Price £1.695 million

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study
- Kitchen – Breakfast – Family Room ■ Utility Room ■ Games Room or Bedroom 7
- 6 Bedrooms, Dressing Room and 4 Bath / Shower Rooms including Principal and Second Suites
- Detached Double Garage with Office or Annexe above with Kitchen area and Shower Room
- Broad Frontage with parking ■ Level Gardens encompass the house
- In all, around 0.22 Acre



This exceptional modern house was one of just two built here by Shanly Homes in 2013, each to an individual and characterful design.

The interior is bathed in natural light and is perfectly planned around a spacious central hall. The stunning kitchen-breakfast-family room enjoys a particularly sunny aspect with broad bi-fold doors leading out to the terrace and garden creating the ideal spaces for indoor and outdoor living and entertaining.

There are six good-sized bedrooms served by four contemporary fitted bath/shower rooms and the principal suite has lovely views over the gardens and a fitted dressing room. On the second floor there's a games/media room which could also be a seventh bedroom if required.

This house has the advantage of a detached double garage and an office or annexe above, fully equipped with a kitchen area and shower room. The private gardens encompass the house and enjoy a South-West aspect to the rear.

Available for the first time since built and with no onward chain.





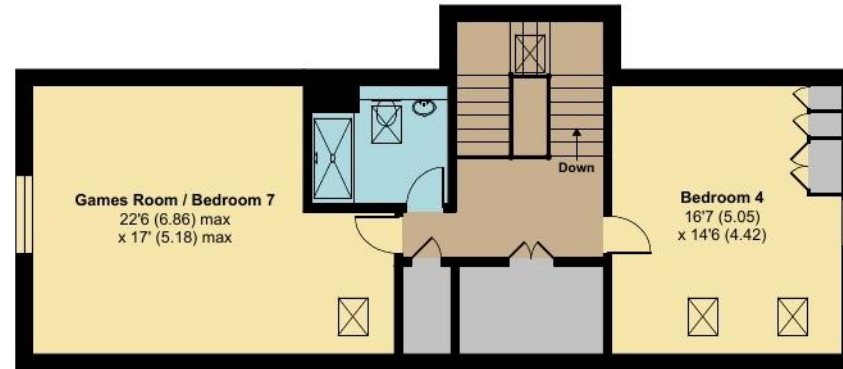
Approached over a private drive shared with just one other house, the property has an attractive, tucked-away location whilst being within a few minutes' walk of Kingswood village with its local shopping, Waterhouse café and Kingswood Arms gastro-pub as well as frequent rail services to London from the station. Reigate, Epsom and Banstead Village are just a short drive away with a greater selection of shops, supermarkets and facilities in general.

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 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, Aberdour and Banstead Prep and 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.

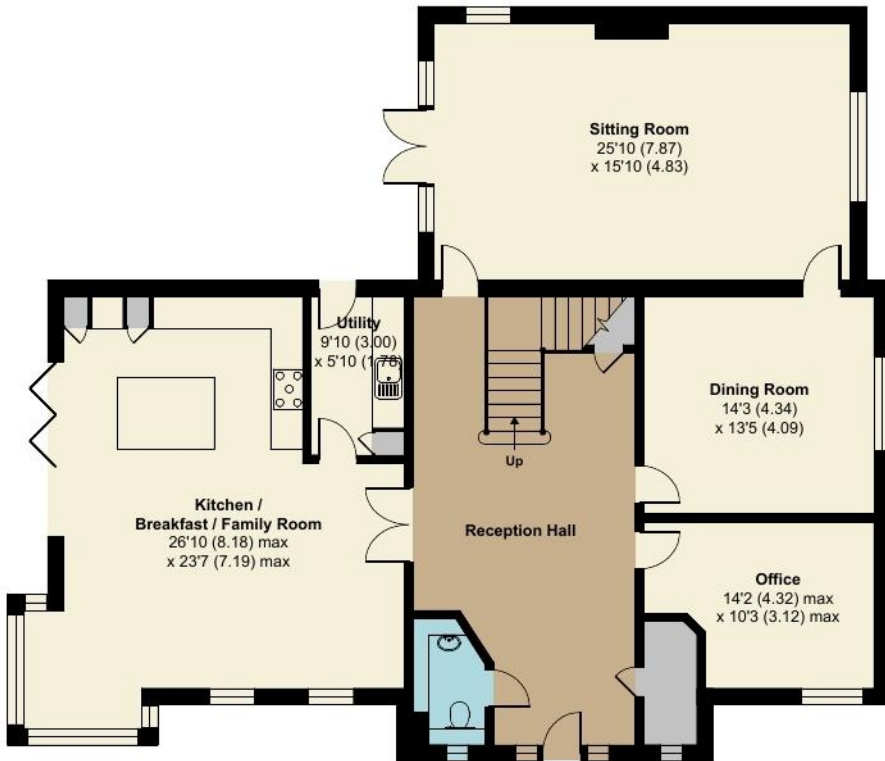
There are also numerous pubs, restaurants, local theatre and cinema in the surrounding villages and nearby towns.



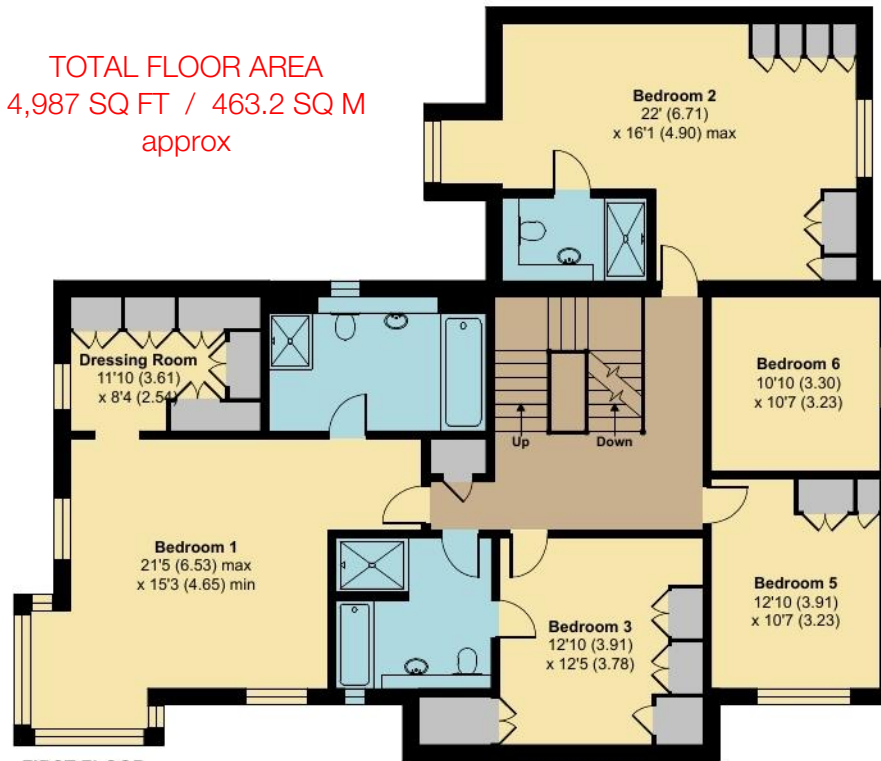


SECOND FLOOR

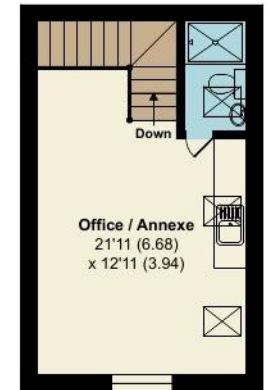
TOTAL FLOOR AREA
4,987 SQ FT / 463.2 SQ M
approx



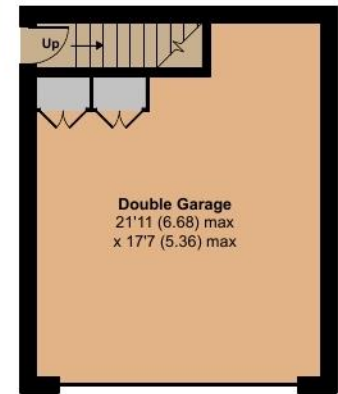
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND 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	81 B	84 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



- Bright interior with large windows and bi-fold doors
- Bespoke fitted kitchen with quartz granite surfaces
- Spacious, triple-aspect sitting room with fireplace
- Six bedrooms - principal suite has a fitted dressing room
- Contemporary finished bathrooms and shower rooms
- Top-floor games / media room, or seventh bedroom
- Ample parking in addition to the double-width garage
- Independent annexe with kitchen area and shower room
- Wrap-around gardens with South-West aspect at the rear
- Peaceful yet accessible location on the edge of Kingswood