



Contemporary sophistication at the heart of Kingswood Warren

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Kingswood Warren Park
Woodland Way
Kingswood
KT20 6AD

Kingswood Village 1 mile
London 17 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

This outstanding Octagon house has a secure and private setting in one of Surrey's most prestigious locations.

A superbly presented family home of over 5,000 sq ft over two floors and featuring a chic and contemporary interior, perfect for those who love to entertain.

Guide Price £2.95 million

View by appointment please, exclusively through Richard Saunders and Company
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- Reception Hall ■ Guest Cloakroom ■ Drawing - Dining Room ■ Sitting Room
- Family Room ■ Kitchen - Breakfast - Dining Room ■ Utility Room ■ Family Cloakroom
- 5 Bedrooms, Dressing Room and 3 Bathrooms including Principal and Second Suites
- Double Garage ■ Wine Room ■ Broad Frontage with Gated Driveway
- Landscaped Private Gardens ■ In all, some 0.64 Acre



Distinctly styled with a Victorian Gothic exterior to reflect the neighbouring mansion, this beautiful home was built in 2013 to an exceptional high specification for which Octagon is renowned. Presented in impeccable condition, the house has been enhanced just recently including the addition of bespoke fitted furniture.

The swish and contemporary interior is arranged around a bright and spacious central hall where an elegant staircase in walnut and glass takes you to the galleried landing. There are four generous living rooms including an open-plan drawing – dining room with three pairs of French doors leading out to the South-facing terrace, ideal for entertaining. The designer kitchen includes integrated appliances and also has French doors to the gardens.

The impressive principal suite includes a fitted dressing room and a South-facing balcony and each of the three luxurious bathrooms include a large shower as well as a bathtub. There are fitted wardrobes to each bedroom, one of which is currently fitted as a Study, located away from the bustle of family life.

There's ample parking on the gated driveway in addition to the double garage which also includes a wine room. The mature, wrap-around gardens include a South aspect and are planted for all-season display and privacy.



Surely one of the most prestigious locations in Surrey, Kingswood Warren Park was developed by Octagon in 2013 in the grounds of the historic Kingswood Warren Mansion. Approached through automatic gates, the park now consists of fourteen substantial modern houses, each enjoying private gated grounds and sharing the seven acres of communal grounds with the original mansion, now restored and converted to eight high-value apartments.

Kingswood Village is around a mile away and offers commuter rail services to London, 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. Nearby, the A217 provides an arterial route to London and, within a few minutes, the M25 motorway at Reigate Hill (J8) giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

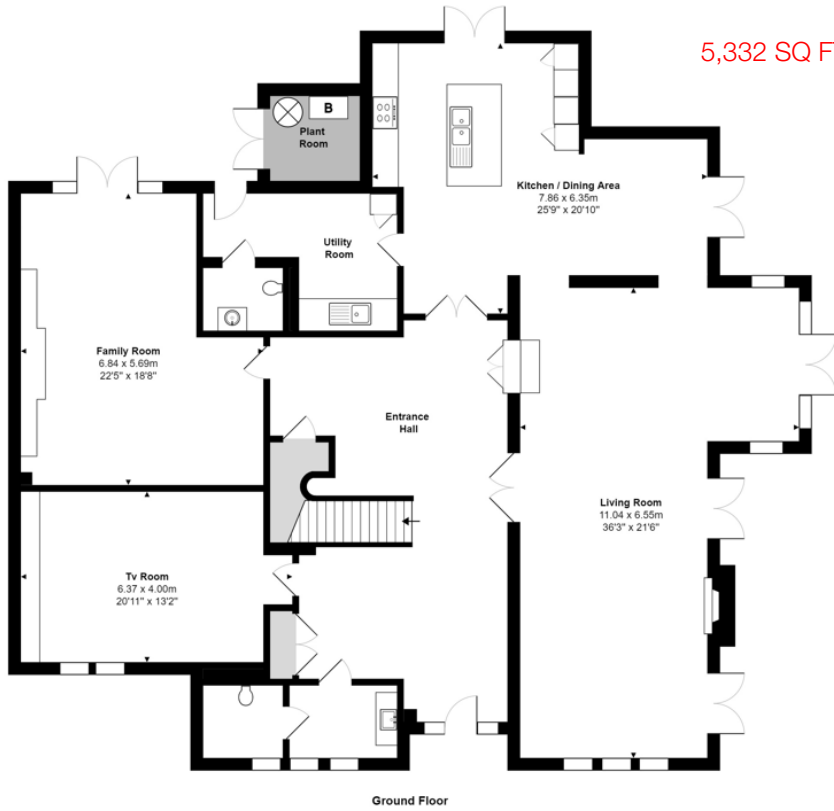
Some of Surrey's finest schools are available locally including City of London Freeman's, Whitgift, Epsom College, Dunnotar, Reigate Grammar, Banstead Prep and Aberdour and several other schools have their own buses frequenting the area.

Almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club as well as abundant open countryside for riding, cycling and walks.

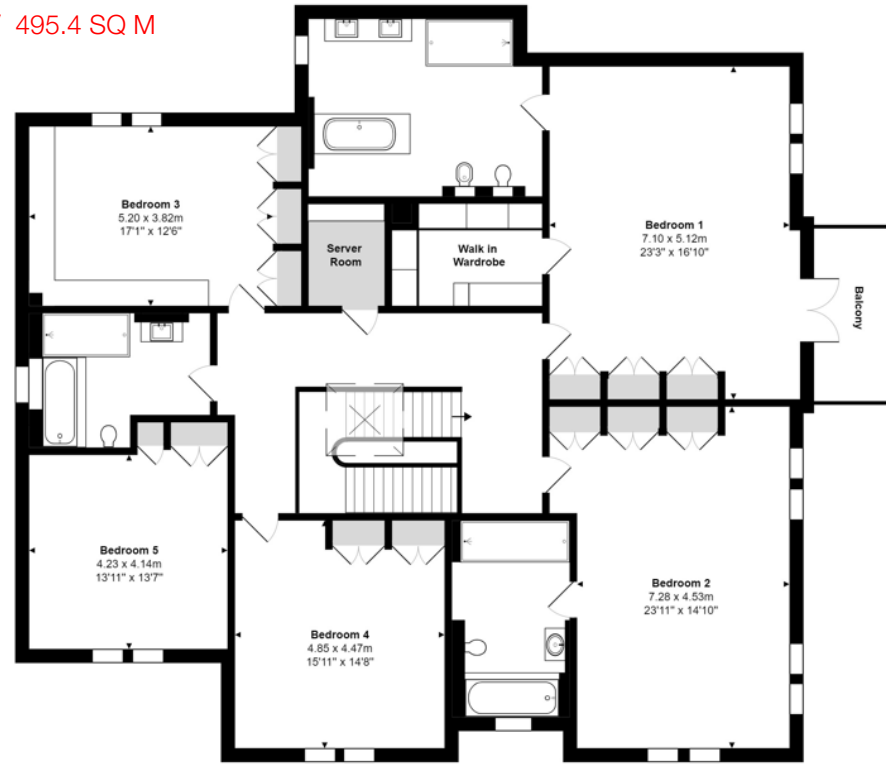


TOTAL FLOOR AREA

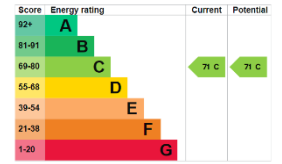
5,332 SQ FT / 495.4 SQ M



Ground Floor



First Floor



Video Tour Available

The many features of this fine home include:

- Designer fully-integrated kitchen with quartz-granite surfaces
- Luxurious bathrooms with separate showers
- Concrete floors with underfloor heating at both levels
- Wealth of high-quality, bespoke fitted furniture
- Impressive central hall and galleried landing
- Feature stone fireplace
- Six pairs of French doors leading out to the wrap-around gardens
- Detached double garage with automated doors and wine room
- Beautiful landscaped gardens with South-facing terrace
- Impeccably presented throughout
- Secure, gated location within an exclusive gated estate
- Excellent accessibility

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

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