



Exclusive and refined family home within a semi-rural location.

exclusive to

**SAUNDERS**

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# Green Lane Lower Kingswood KT20 6TB

Banstead Village 4 miles

Reigate 3 miles

London by rail 50 minutes from Tadworth

M25 (Junction 8) 1 mile

All times and distances are approximate

This outstanding family home has a classical elegance and enjoys natural privacy. Individually designed and built by the current owners, the stylish interior is naturally illuminated and spacious with the principal rooms designed to enjoy the best views.

- | Hallway
- | Downstairs Cloakroom
- | Sitting Room
- | Playroom
- | Office / Study
- | Utility Room
- | Open-Planned Kitchen-Diner
- | Four Bedrooms
- | Family Bathroom
- | Three En-Suite Shower Rooms
- | Garden Studio
- | Private Garden
- | Off-Street Parking

Offers in Excess of £1,175,000







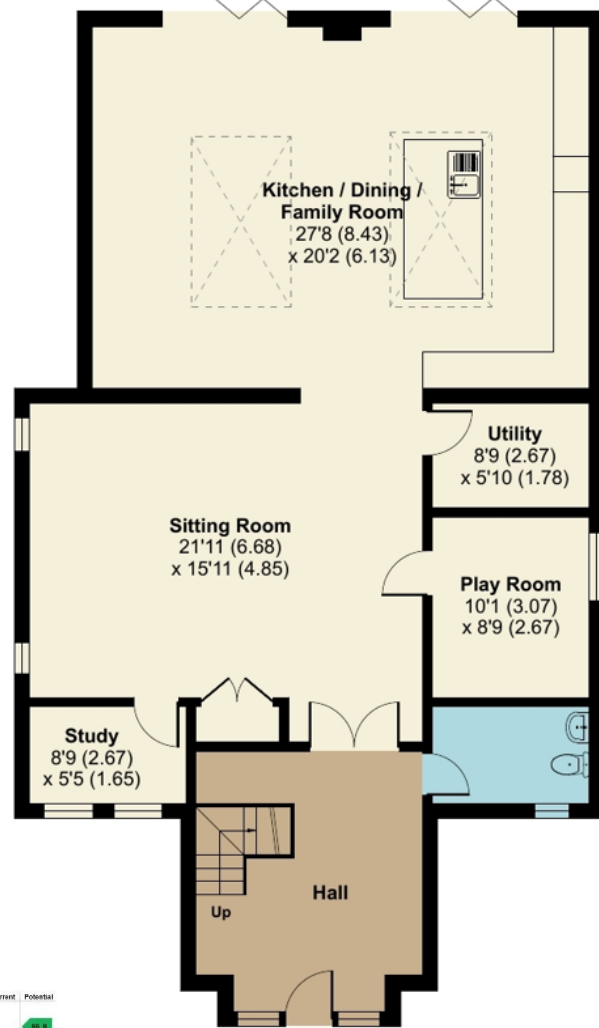
This simply stunning four bedroom detached family home has been recently designed and built to a very high specification by the current owners. Main features of the renovation include glass entrance atrium, underfloor heating and bespoke kitchen with polished concrete worktops. Arranged over three floors and offering versatile accommodation throughout, this swish interior is bright and contemporary, providing all that you would expect of a luxurious family home. The open-plan living spaces create the ideal setting for entertaining family and friends. The designer kitchen, generous bedrooms and the luxury bathrooms are elements that combine in a perfect balance along with the immaculately landscaped gardens with bespoke garden room. An internal viewing is highly recommended to fully appreciate what this home has to offer.



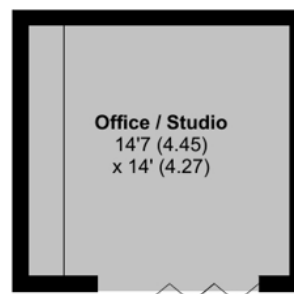
Green Lane is just moments from abundant Surrey Hills countryside including the open spaces of Walton Heath and Colley Hill, it also has remarkable accessibility. The M25 at Reigate (Junction 8) is just a few minutes' drive bringing swift access to both Heathrow and Gatwick Airports and the coastal ports. There's local shopping nearby while Tadworth, Reigate and Banstead Village are also easily reached. This location is also convenient for excellent local schools including Kingswood Primary School being only moments away.

Contemporary Open-Planned And Integrated Designer- Kitchen - Diner | Four Generous Bedrooms | Ample Amount Of Off-Street Parking | Bespoke Garden Studio / Flexible Workplace | Three Modern En-Suite Shower Rooms | No Onward Chain | Utility Room Housing Heating System | Two Sets Of Bi-Folding Doors Leading To The Private Garden

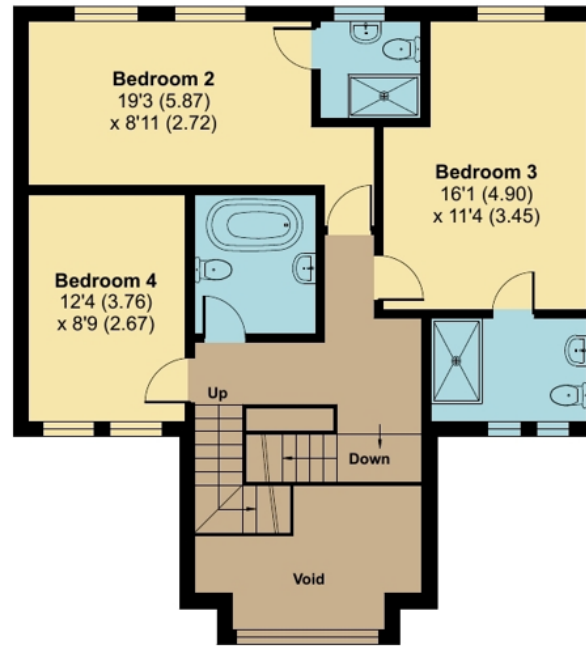




**GROUND FLOOR**

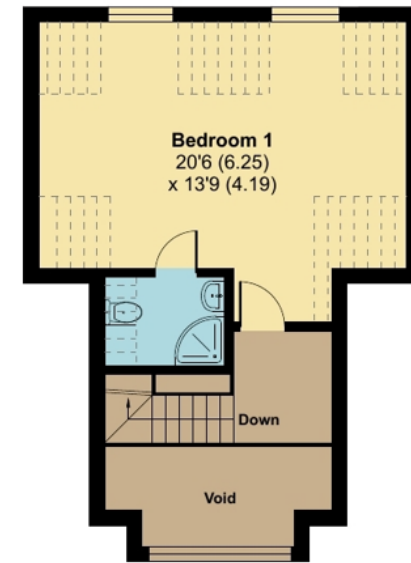


**OUTBUILDING**



**FIRST FLOOR**

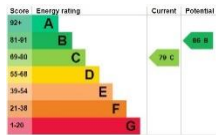
Denotes restricted head height



**SECOND FLOOR**

TOTAL FLOOR AREA

2,778 SQ FT / 258 SQ M



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

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Viewing  
 Please call us to arrange  
 a viewing appointment

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 Kingswood  
 01737 360000

2 High Street  
 Banstead  
 01737 363333

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