



Contemporary living close to Kingswood Village

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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

Impressive and contemporary, this modern detached house offers layout versatility and many luxuries throughout its 4,200 sq ft of family accommodation.

Just moments from the village, the property also has beautiful landscaped gardens, a double garage and plenty of parking.

Guide Price £1.35 million

View by appointment please, exclusively through
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study / Playroom
- Kitchen – Breakfast Room ■ Utility Room
- 6 Bedrooms, 4 Bath / Shower Rooms over First and Second floors with Principal and Second Suites
- Bedroom 7 or Studio / Gym
- Tandem Double Garage ■ Landscaped Frontage with ample driveway parking
- Around 100' Rear Garden with Southerly aspect ■ Detached Office / Studio



Re-imagined from its 1920's origins, this impressive house was extended and completely refurbished just over ten years ago to create a spacious family home that more reflects present-day needs.

The large entrance hall and living rooms are well proportioned and feature a 26'8 x 17'8 sitting room with an open fireplace, wood-burning stove and bi-fold doors leading out onto the good size terrace. The 28' kitchen-breakfast room has been bespoke-fitted and has granite surfaces and integrated appliances. There are also bi-fold doors leading from the kitchen to the terrace, creating an excellent social inside/outside living area.

Over the first and second floors, there are six double bedrooms and three have ensembles in addition to the large family bathroom which also has a shower. The 26'8 principal bedroom has two Juliet balconies as well as a walk-in wardrobe. There is also a 7th bedroom on the second floor and which could equally be a gym or studio.

The large, tandem double garage is at basement level and can also be accessed via stairs direct from the hall and the frontage has been entirely landscaped to create ample parking. The rear garden has an ideal balance of soft and hard landscaping with a lovely backdrop of mature woodland and there is also a detached chalet office or studio.



In an elevated position with some rural views, the property has a sought-after private-road location in one of Surrey's most exclusive residential areas.

Just half a mile away, Kingswood Village offers local shopping, restaurants, 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 Freeman'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.





TOTAL FLOOR AREA

4286 SQ FT / 398.2 SQ M

The many features of this fine home include:

- Spacious sitting room with fireplace and stove
- Designer kitchen with granite surfaces and appliances
- Modern bathroom and shower rooms, two ensuite
- Large principal suite with walk-in wardrobes and Juliet balconies
- Secluded rear garden of around 100' with large terrace
- Double glazing throughout with three bi-fold doors
- Gas central heating and pressurised hot water
- Large double garage and ample parking
- Some redecoration required to perfect
- Edge of village location

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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: G
 All mains services
 To the best of our knowledge on production of this brochure

