



Available for the first time since built 34 years ago

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Warren Drive
Kingswood
KT20 6PZ

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 0.9 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

At the heart of the prestigious Kingswood Warren, this substantial modern detached house is placed in a secluded half-acre plot with a gated broad frontage.

A characterful home of around 3,700 sq ft with plenty of potential and now available with no onward chain.

Offers invited in excess of £1.75 million

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Conservatory
- Study ■ Kitchen - Breakfast Room ■ Utility Room
- 4 Bedrooms and 2 Bathrooms including Principal Suite ■ Games / Snooker Room or Bedroom 5
- Double Garage ■ Second Large Garage ■ Third Garage ■ Extensive Workshop and Stores
- Gated Frontage and private, wrap-round Gardens
- In all, 0.48 Acre



A little more about this property. Individually built in 1990 using one of Potton's larger designs, a good-size family home, encompassed by level, secluded gardens which enjoy South and West aspects.

The ground floor features spacious, connecting reception rooms arranged around a central fireplace and there's a conservatory with double doors leading out to the garden. The bright kitchen leads onto a breakfast room and offers scope for updating and extension. On the first floor there are four bedrooms with two bathrooms and the huge games / snooker room offers the space for a new large principal bedroom suite without any extension. The property benefits from a central vacuuming system.

Certainly the gardens are a feature of this property as well as the tucked-away workshop and stores which are extensive. There is an attached double garage in addition to a second large garage and a detached, third garage with a second driveway, accessed from Woodland Way.

A sought after modern house with great potential for adding value.



An exclusive location. The house has a broad, gated frontage to this prestigious private road and located within a mile of 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.

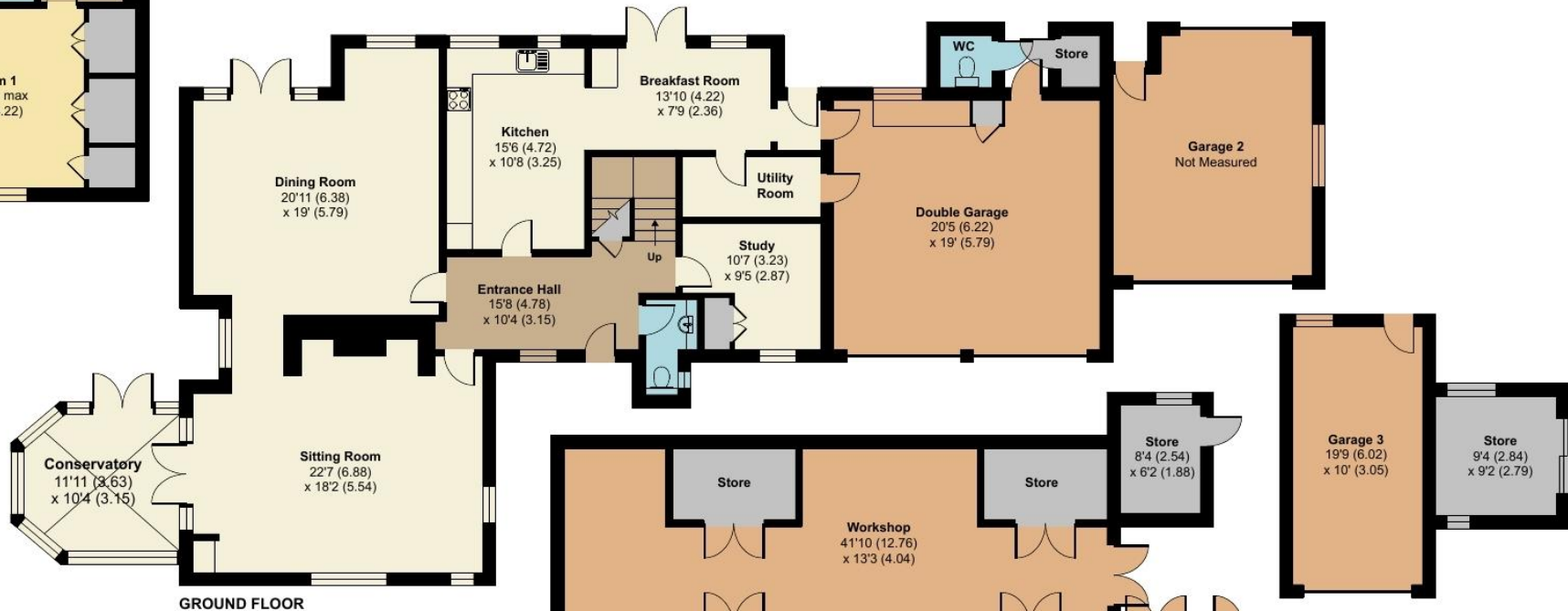




Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR



GROUND FLOOR



OUTBUILDING

TOTAL FLOOR AREA:

House and Garages: 3716 SQ FT / 345.2 SQ M

Workshop and Stores: 1,125 SQ FT / 104.5 SQ M

Tenure: Freehold Local Authority: Reigate and Banstead Borough Council Council Tax Band: G

All mains services connected

To the best of our knowledge on production of this brochure

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- Substantial family home of 3,700 sq ft (excluding workshops)
- Bright modern kitchen and separate breakfast room
- Spacious, triple-aspect sitting room with Inglenook fireplace
- Four Bedrooms, could easily be changed to five bedrooms
- Two bathrooms, one ensuite and potential for more
- Replacement double glazed windows
- Gated driveway, second driveway and garaging for four cars
- Extensive workshops, space for trailer, boat, caravan
- Wrap-around gardens with South and West aspect
- Prestigious and high-value Kingswood Warren location