



Timeless elegance in the heart of Kingswood Warren

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Compass House  
Woodland Way  
Kingswood  
KT20 6NW

London 17 miles  
Kingswood Village 15 minute walk  
London by rail 40 minutes  
M25 (Junction 8) 5 minute drive

In the heart of Kingswood Warren, an outstanding modern house of classical elegance, enjoying natural privacy and security in its beautiful, South-facing gardens.

Interior designed and luxuriously appointed with an exceptional attention to detail, this bright and spacious home of around 6,800 sq ft is perfect for today's family lifestyle and entertaining.

Offers in Excess of £3.5 million

View by appointment please, exclusively through Richard Saunders and Company  
Telephone 01737 363333

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- Grand Reception Hall with Galleried Landings and Atrium ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Cinema Room
- Open-plan Kitchen - Dining - Family Room - Orangery ■ Utility Room
  
- 6 Bedroom Suites, each with Bath / Shower Room ■ Annexe comprising Living Room and Bedroom with En-Suite ■ Games Room with Bar
- The Principal Suite features a Dressing Room, Bathroom and Separate Shower Room
  
- Double Garage ■ Broad Frontage of 150' with two sets of Double Gates and sweeping Driveway
- Secluded, South-facing Garden of around 160' x 140' with extensive Terrace and Outside Kitchen
- In all, around 0.7 Acre



Compass house was completed in 2014 as a bespoke build for its first owners. The property was finished with a consummate attention to detail and with no expense spared, the result is a luxury home that exudes quality and timeless elegance at every turn.

Arranged around a central grand hall featuring a curved 'princess' staircase, the ground floor has a perfect balance of formal and informal living spaces and the magnificent Clive Christian kitchen speaks for itself.

There are 5 double bedroom suites off the main landings including a spacious principal suite with a dressing room and both bathroom and shower room. In addition, a separately-accessed Annexe is ideal for an au-pair or live-in relative. The house features wireless Lutron lighting and a Sonos speaker system throughout the interior and extending to the rear gardens.

Surely a feature of this superb home, the gardens are secluded and manicured, enjoying a South aspect at the rear. The extensive stone-paved terrace features a superb outside kitchen and is accessed through bi-fold and double doors, providing ample space for outdoor living and entertaining friends and family.



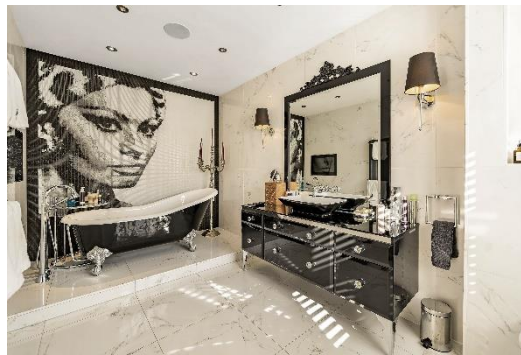
Recognised as one of the most desirable places to live on the Surrey Downs, the winding, private lanes of Kingswood Warren provide an ideal location for substantial and prestigious homes in spacious leafy gardens.

The village is a 15 minute walk away and offers commuter rail services to London, local shopping, the Waterhouse cafe and the Kingswood Arms gastro-pub. Fast trains to the City are also available from nearby Coulsdon South.

For more diverse shopping and restaurants, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow (40 mins) and Gatwick Airport (20 mins) as well as the coastal ports and Eurotunnel.

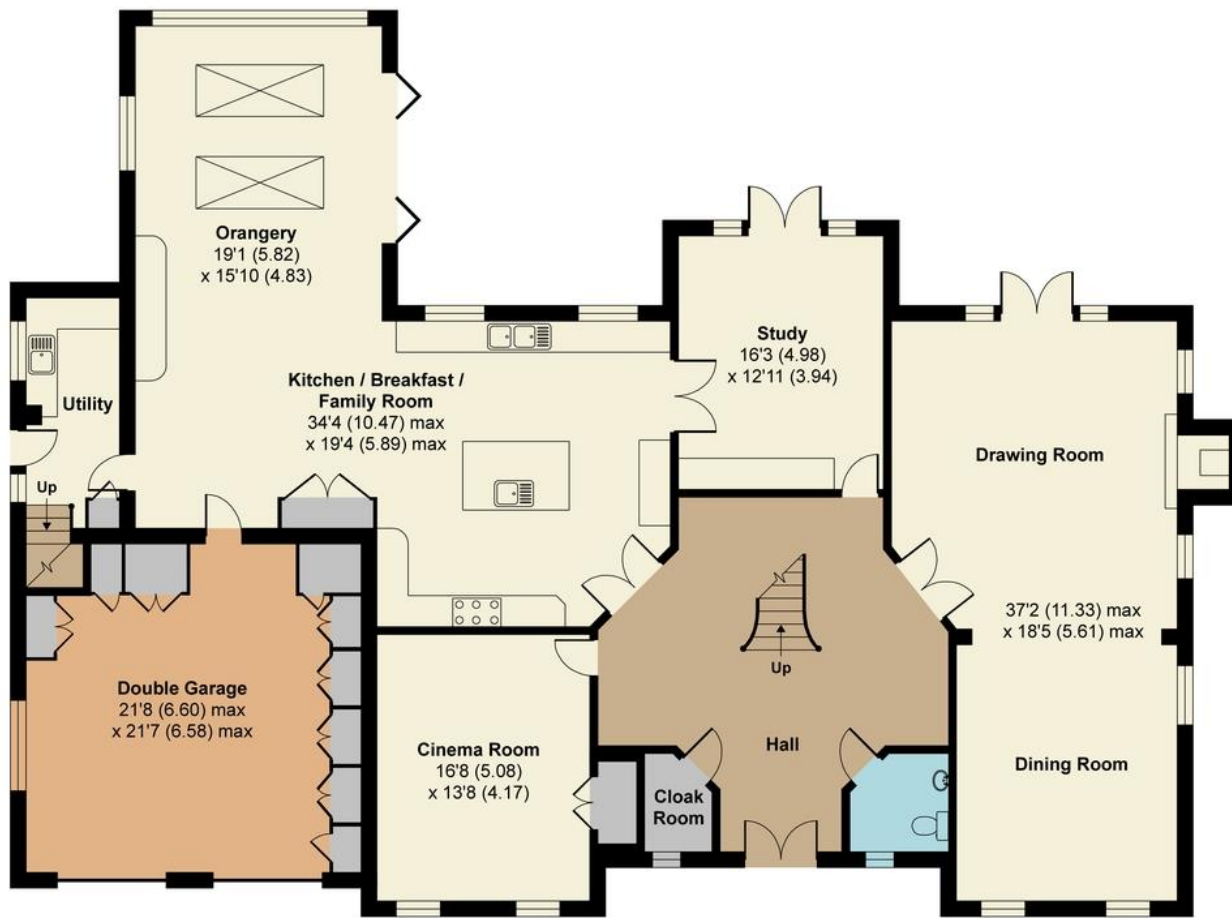
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

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, Beaverbrook Hotel and Golf Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



## TOTAL FLOOR AREA

6,784 SQ FT / 630.2 SQ M

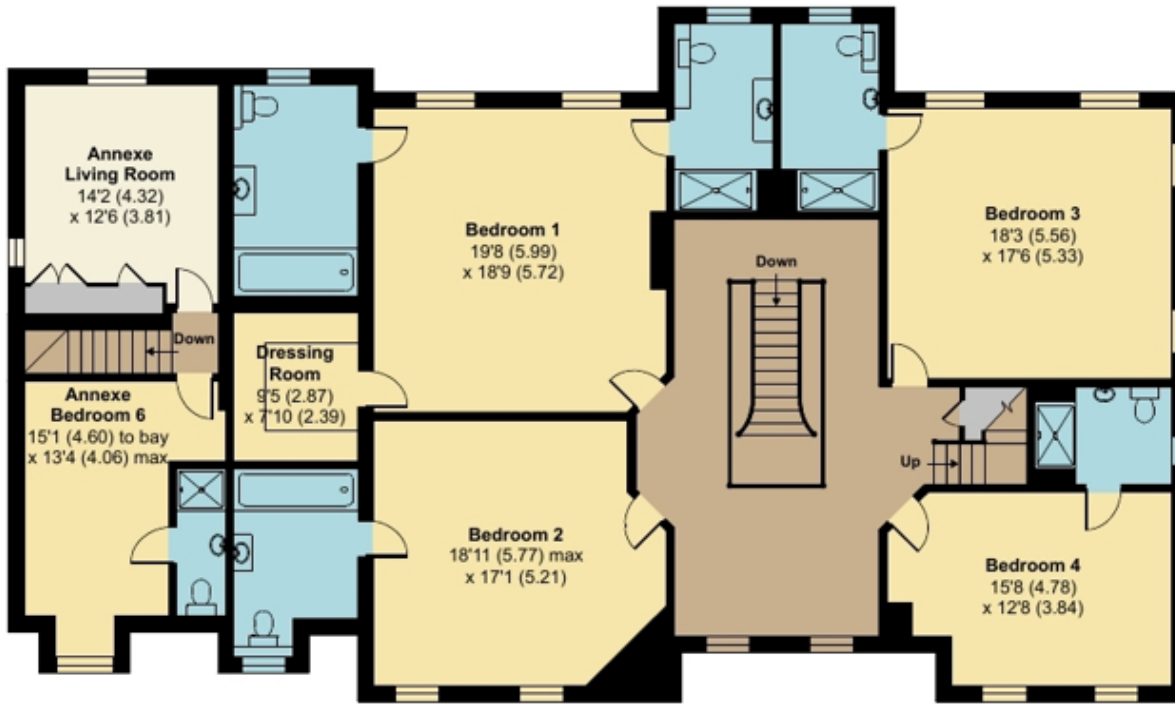


The many features of this fine home include:

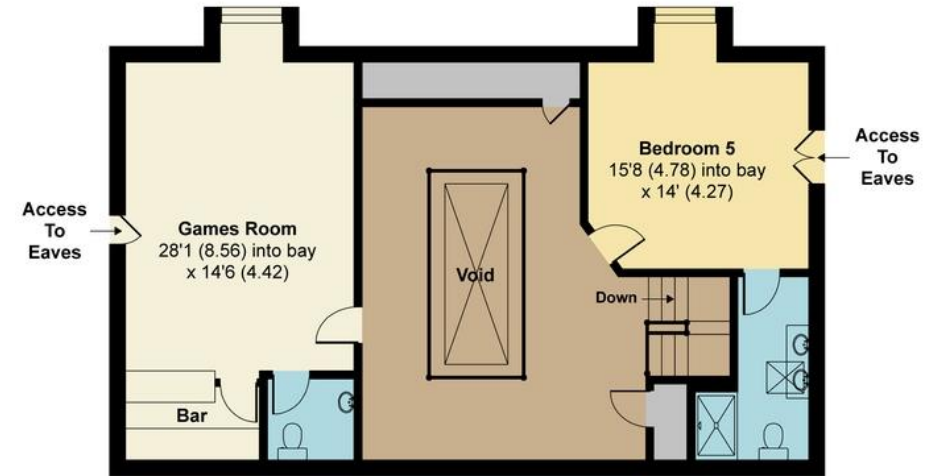
- Magnificent Clive Christian Kitchen with granite surfaces
- Air-conditioned Kitchen – Breakfast – Family Room
- Wolf and Miele Kitchen appliances and Quooker boiling water tap
- Stunning Grand Hall with bespoke, curved staircase
- Deep sash windows and double front doors
- Air-conditioned Cinema Room with 100" projector screen and surround sound system
- Underfloor central heating throughout the house
- Formal Drawing Room with classical Chesneys Fireplace
- French doors, bi-fold doors and large windows to the rear
- Luxurious, high specification Bathrooms and Shower Rooms
- Gated Frontage with sweeping Driveway and extensive parking
- Large integrated Double Garage with automated doors
- Separate 1-bedroom Annexe, ideal for an au-pair
- Extensive terrace with bespoke outside Kitchen, perfect for entertaining family and friends
- Landscaped Gardens with automated irrigation
- Bespoke-made 'piano' black interior doors
- Sophisticated Lutron lighting and Sonos music system
- Immaculately presented throughout
- Available immediately with no onward chain

## Ground Floor





First Floor



Second Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	87   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  
 FFTC Broadband

To the best of our knowledge on production of this brochure



