



Prestigious Kingswood Warren location, just half a mile from the village

exclusive to

**SAUNDERS**

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Woodland Way  
Kingswood  
KT20 6NX

London 17 miles  
Reigate 4 miles Epsom 4 miles  
Kingswood Village 0.5 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
All times and distances are approximate

Refurbished and beautifully presented, this characterful detached house is set in a garden plot of almost two thirds of an acre within the prestigious Kingswood Warren.

A versatile family home, with plenty of outside spaces for entertaining and with the advantage of being just a few minutes' walk of Kingswood Village and Station.

Guide Price £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 ■ Family Room ■ Dining Room ■ Conservatory
- Study or TV Room ■ Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms, 3 Bath / Shower Rooms including Principal and Second Suites
- Garage – currently converted to a Golf Studio ■ Cellar ■ Log Cabin / Gym and Sauna
- Frontage of 140' ■ Some 140' x 110' Rear Garden
- In all, 0.64 Acre

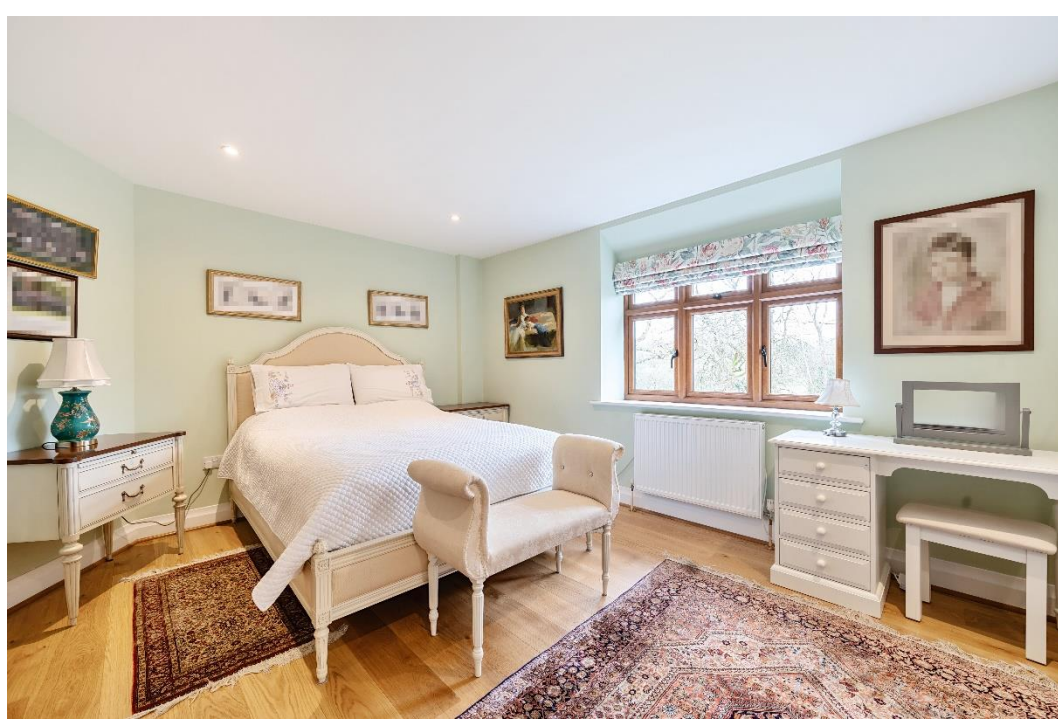


A detached house of traditional warmth and character, offering extensive and versatile family accommodation and encompassed by beautiful, secluded gardens.

The interior has a spacious and light ambiance throughout with four good-size reception rooms, providing a choice of living spaces to suit every mood and purpose. The lovely kitchen has cream shaker cabinets with hardwood surfaces offering ample space for informal dining.

There are five bedrooms with the smallest bedroom having been repurposed as a dressing room and there are two ensuites in addition to the family shower room. There's also a great loft room, currently accessed via a pull-down ladder.

The secluded gardens have been planted for all-season display and have been designed to provide several areas which are ideal for both entertaining and enjoying the best of the sun. The broad frontage with sweeping carriage driveway allows plenty of parking in addition to the detached garage which is currently converted to a golf studio with optional equipment. There's also a detached pine cabin, ideal as a gym or office.

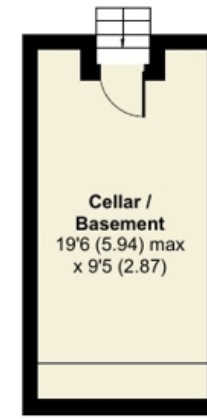
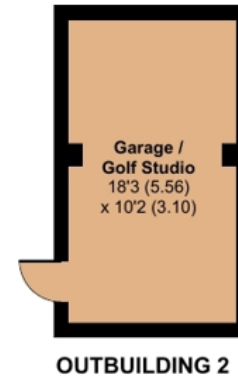
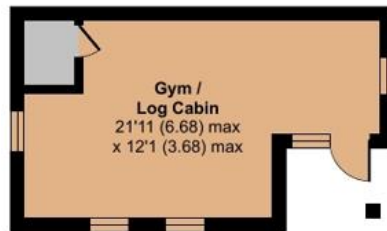


This fine home enjoys an exclusive Kingswood Warren setting with a broad frontage to a private lane, whilst being just a few minutes' walk from Kingswood Station and the village with its local shopping, Waterhouse café and the Kingswood Arms gastro pub.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the 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.





**OUTBUILDING 2**

**OUTBUILDING 1**

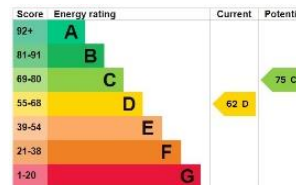
The many features of this fine home include:

- Almost 4,000 sq ft of versatile family accommodation
- Four good-size reception rooms, two have a fireplace
- Cream 'Shaker' kitchen with hardwood surfaces and range cooker
- Five bedrooms – one arranged as dressing room
- Three contemporary bath / shower rooms
- Detached garage fitted out as a golf studio with optional equipment
- Detached gym or office with sauna
- Lovely, naturally-secluded gardens encompass the house
- Exclusive Kingswood Warren location, a short walk to the station

**TOTAL FLOOR AREA**

**3,841 SQ FT / 356.8 SQ M**

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some



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

