



Substantial family home on the southern edge of Kingswood Village

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Warren Lodge Drive Kingswood KT20 6QN

Kingswood Village 1 mile
London 17 miles
Reigate 3 miles
London by rail 40 minutes
M25 (Junction 8) 2 miles

All times and distances are approximate

On the southern edge of Kingswood, this substantial modern family house offers an impressive and versatile interior of over 2,600 sq ft, and also featuring a double garage and ample parking for several cars

- | Hallway
- | Family Room
- | Sitting/Dining Room
- | Kitchen - Breakfast Room
- | Utility Room
- | Downstairs Cloakroom
- | Double Garage
- | Five Double Bedrooms
- | Family Bathroom
- | En-Suite Shower
- | Double Garage
- | Off-Street Parking
- | Private Garden

Price £1,300,000



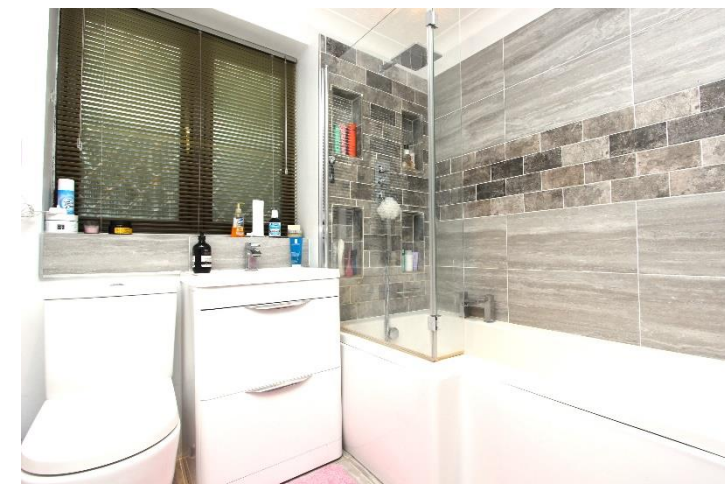


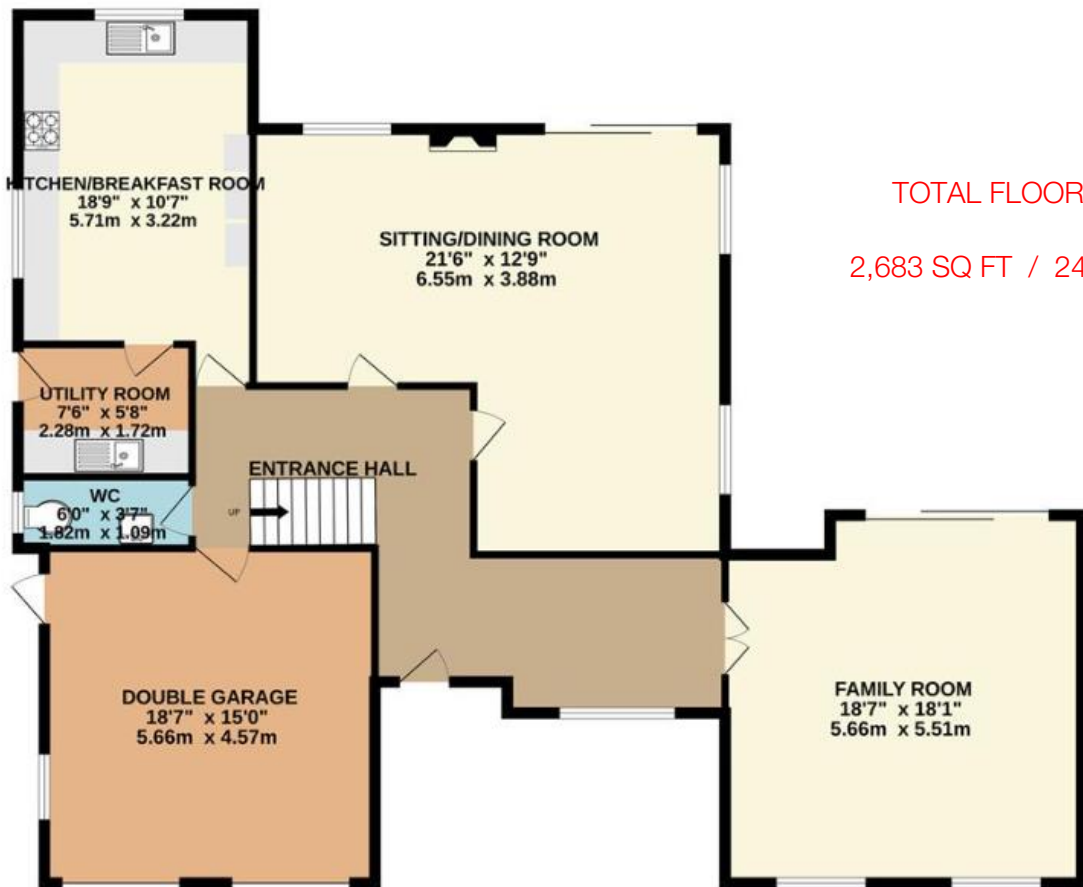
On the southern edge of Kingswood, the property offers easy access to Reigate, Epsom and Banstead Village whilst Kingswood Village offers local shopping, restaurants, the Waterhouse cafe and the Kingswood Arms pub. Nearby the A217 provides an arterial route to London and the M25 and there are rail services from Kingswood and faster services at Epsom, Sutton and Merstham. This part of the Surrey Downs has abundant open countryside and many venues for sport and leisure.

This exceptional detached family home boasts just over 2,600 sq ft of space, featuring a bright and meticulously presented interior arranged around a spacious central hall. The thoughtfully designed layout offers versatility, catering to the needs of a large or extended family. Maintained to an impeccable standard by the current owner, the property features several generously proportioned reception rooms, five spacious bedrooms, and two bathrooms, all harmonizing seamlessly with a secluded and landscaped garden. Outside, ample space is provided for enjoying privacy and entertaining family and friends, while the frontage offers plentiful parking. In summary, this property offers substantial living space and elegant living quarters.

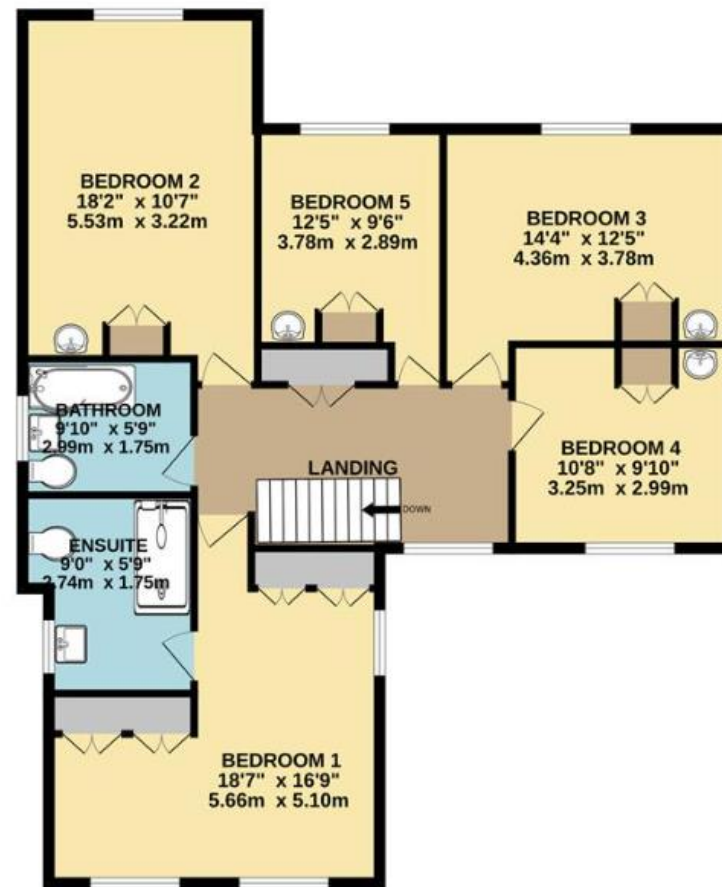


Five Spacious Bedrooms | Generous Reception Rooms | Contemporary Kitchen - Breakfast Room | Modern En-Suite Shower Room To Principal Bedroom | Excellent Storage Throughout | Ample Amount Of Off-Street Parking | Secluded, South-Facing Rear Garden | Private Cul-De-Sac Location





TOTAL FLOOR AREA
2,683 SQ FT / 249.2 SQ M



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

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