



Available for the first time in 41 years

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The Chase Kingswood KT20 6HY

London 17 miles
Reigate 5 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

Situated in one of Kingswood's most sought after private roads, this impressive detached house has a wealth of authentic traditional character.

A substantial family home of some 4,000 sq ft which is set on a level, mature plot of half an acre.

Offers invited in excess of £1,750,000

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study
- Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms, Two Bathrooms and Shower Room including Principal Suite and Second Suite
- Double Garage ■ Second large Double Garage ■ Frontage of some 90' with In and Out driveway
- Around 150' x 90' Rear Garden ■ Swimming Pool
- In all, Half an Acre



This exceptional home was built in the 1930's and in more recent years it has been extended to create a family home that is both spacious and perfectly balanced.

Apart from its prestigious location, one of the leading features of the property is its level plot which has a broad frontage to the road with an In and Out driveway providing ample parking if the two double garages do not suffice. Naturally secluded, the rear garden, which includes a swimming pool, enjoys mainly the afternoon and evening sun, perfect for enjoying those tranquil Summer evenings, entertaining friends and family.

The interior has a wealth of character and features three good-size living rooms with a spacious central hallway. There are five bedrooms, two have ensuites and the loft room gives potential for a further bedroom if required. In fact, the new owners will have plenty of scope to extend the house further, subject to planning consent, and even to transform or even replace the house in this high-value location.

Now available for the first time in 41 years, the owner is happy to offer this property 'chain free'.





In one of Surrey's most exclusive residential areas, the property has an impressive frontage to this quiet, private road.

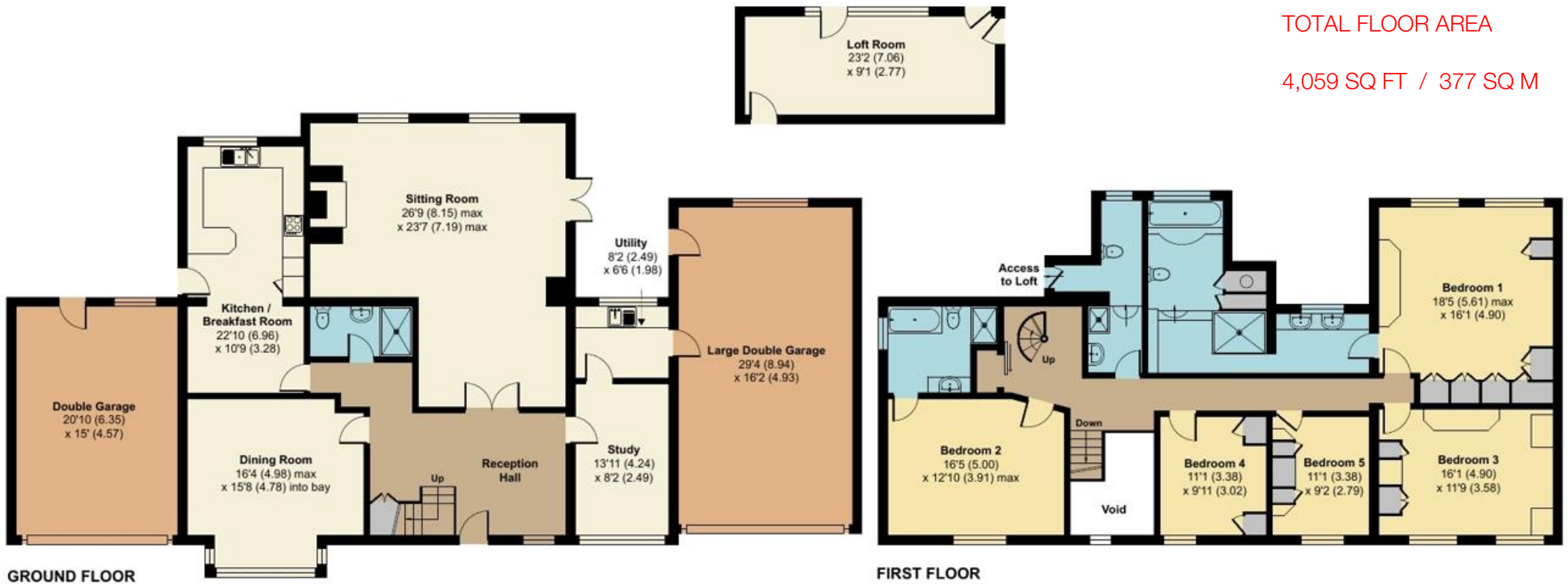
Within walking distance, Kingswood Village offers local shopping, the Waterhouse café and the Kingswood Arms gastro-pub and frequent rail services to London Bridge and Victoria from the station. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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 and also to the coastal ports and Eurotunnel.

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
4,059 SQ FT / 377 SQ M

The many features of this fine home include:

- Impressive reception hall
- Spacious sitting room with inglenook fireplace
- Traditional oak fitted kitchen with appliances
- Five bedrooms including two with ensuites
- Wealth of character throughout
- Large loft room approached via a spiral staircase
- Lovely, level gardens with natural seclusion
- Garaging for four cars and ample parking
- Available with no onward chain
- Exclusive, private road location

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council. Council Tax Band: H
FFTC broadband.
All mains services

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 distance to view.

To the best of our knowledge on production of

