



Available for the first time since built by Berkeley Homes in 1996

exclusive to

**SAUNDERS**

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**Hamilton Place  
Kingswood  
KT20 6PU**

London 17 miles  
Kingswood Village 0.8 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
*All times and distances are approximate*

At the end of this quiet, gated close in the heart of Kingswood Warren, an impressive modern detached house set in three quarters of an acre with beautiful gardens.

Available with no onward chain, this substantial family home of around 4,500 sq ft now requires some refurbishment and redecoration.

**Guide Price £1.95 million**

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

kingswood@richardsaunders.co.uk



- Grand Reception Hall ■ Cloakroom ■ Drawing Room ■ Dining Room ■ Study
- Family Room ■ Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms, 2 Bathrooms and Shower Room including Principal Suite and Second Suite
- Three Car Garage ■ ‘Gardeners’ WC ■ Cinema / Games Room / Potential Annexe
- Deep frontage ■ Some 250’ (w) x 95’ (d) Rear Garden
- In all, around 0.75 Acre



One of just ten individually styled homes built in this gated close by Berkeley Homes in 1996, this impressive detached house was favoured by its owners due to its particularly attractive position at the end of the close.

The house has an excellent layout with four living rooms arranged around the central reception hall and the kitchen has ample space for informal or family dining. A princess staircase leads to a galleried landing and five double bedrooms, three with en-suites in addition to a family bathroom. Important to note is that all of the 4,491 sq ft is over just two floors.

Set back over 100' from the close, the house is encompassed by beautiful gardens which are now mature and enjoy natural privacy and a South-West aspect to the rear. The large, three-car garage is approached over a long driveway which provides ample parking and above the garage, there's a substantial cinema/games room with scope to create a studio flat or office at home.

Now requiring some refurbishment and redecoration, this property offers its new owners the opportunity to update the accommodation to their own requirements, adding value to this well-located home.



A premier location. One of the most private settings at the heart of Kingswood Warren, the property is situated at the end of this gated close.

Just over half a mile away and within walking distance, Kingswood Village offers local shopping, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

There are frequent rail services to London Bridge and Victoria from Kingswood Station and 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.

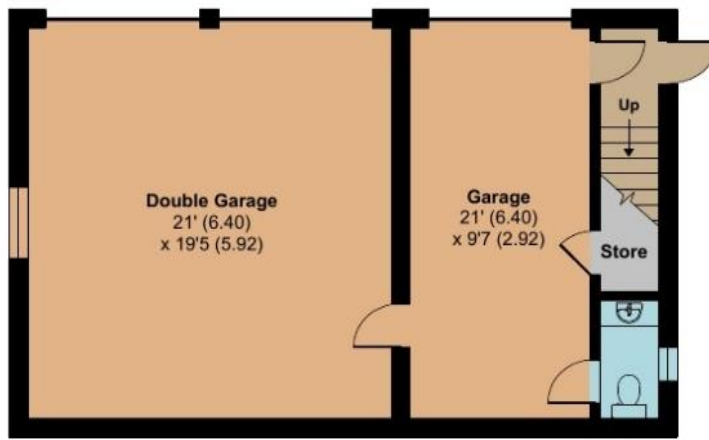
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

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.

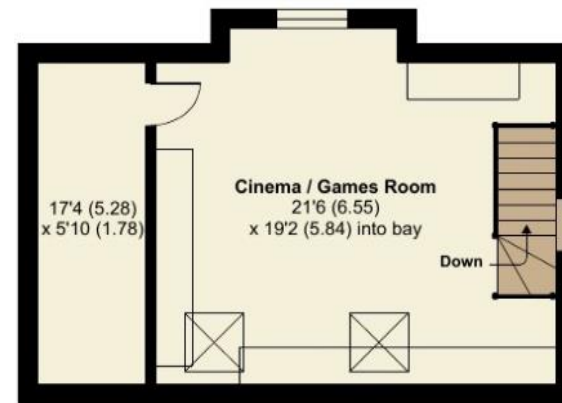


**TOTAL FLOOR AREA**

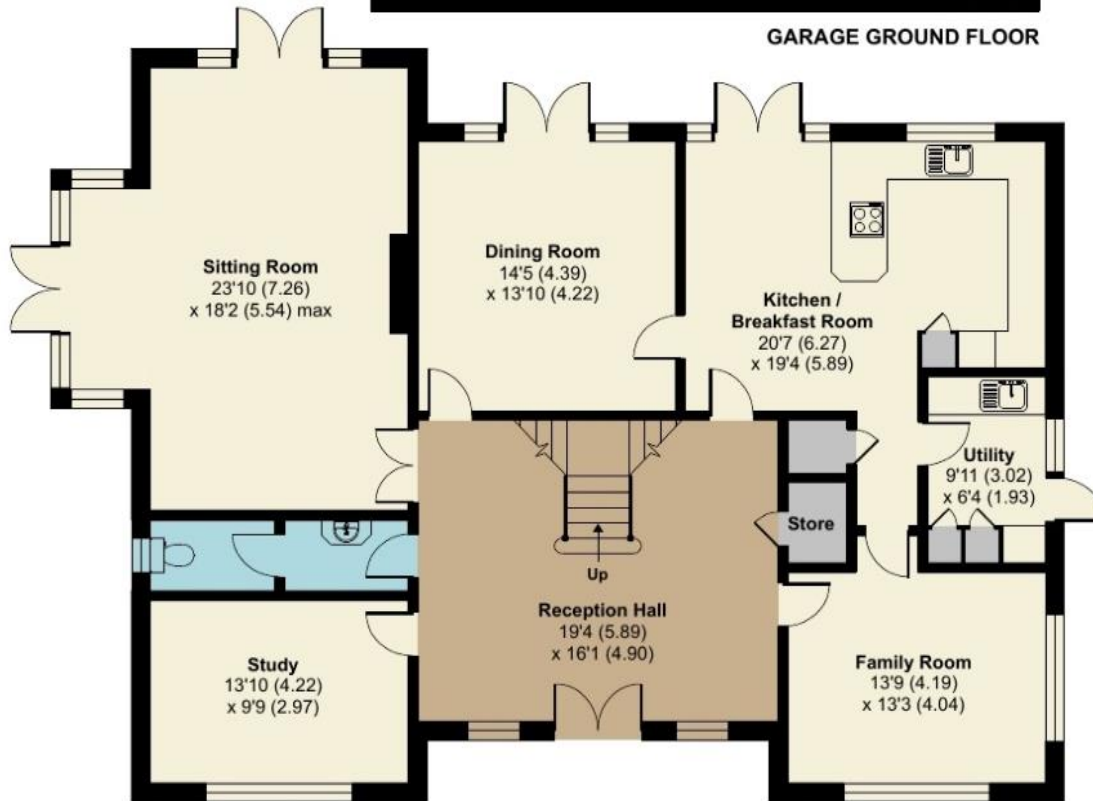
**4,491 SQ FT / 417.2 SQ M**



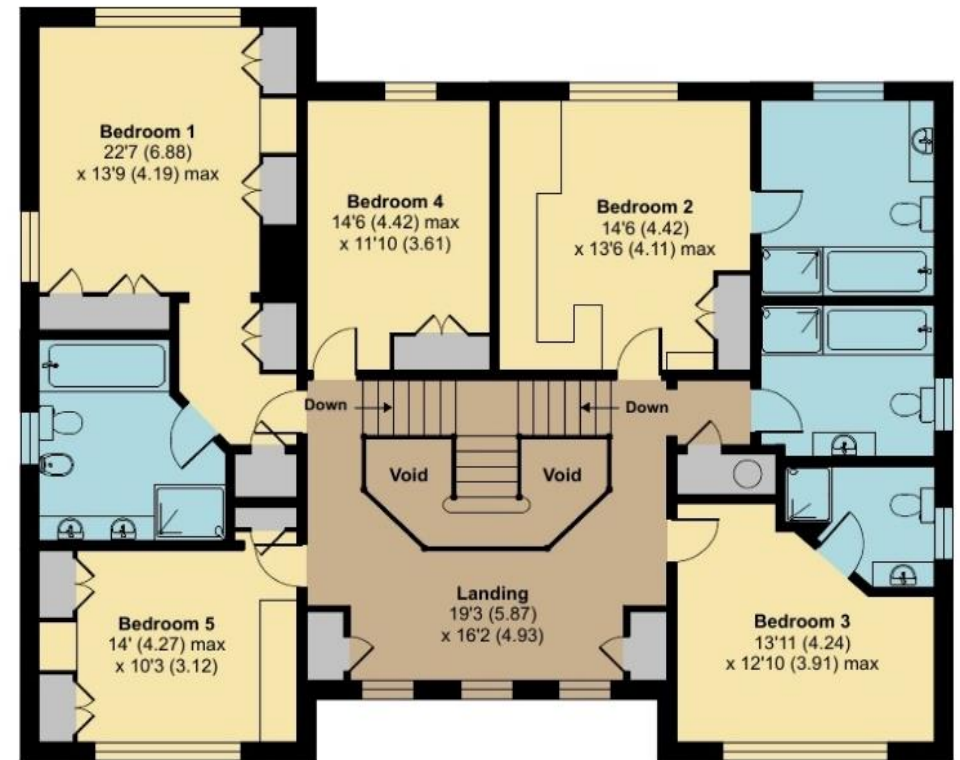
**GARAGE GROUND FLOOR**



**GARAGE FIRST FLOOR**



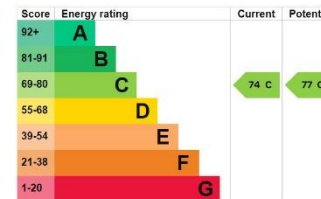
**GROUND FLOOR**



**FIRST FLOOR**

**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.



Tenure: Freehold

Local Authority:

Reigate and Banstead Borough Council

Council Tax Band: H

FFTC Broadband

All mains services

To the best of our knowledge on production of this brochure



**The many features of this fine home include:**

- Sought-after, gated Kingswood Warren location
- Substantial family home over just two floors
- Replacement double glazed windows and doors
- Magnificent reception hall with princess staircase
- Limed-oak fitted kitchen with granite and appliances
- Landscaped gardens with South-West aspect
- Detached garage with three full-size bays
- Great potential for independent studio flat or office
- Scope for refurbishment and transformation
- Available immediately with no onward chain

