



Available for the first time in over 40 years



exclusive to

SAUNDERS

richardsaunders.co.uk

The Chase Kingswood KT20 6JD

London 18 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Undoubtedly one of Kingswood's finest addresses and an individual detached house of character with plenty of scope for extension, updating and further enhancement.

Set in around one third of an acre with lovely secluded gardens and swimming pool, a good size family home.

Price £1,350,000

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

kingswood@richardsaunders.co.uk



- Entrance Vestibule ■ Entrance Hall ■ Cloakroom ■ Sitting Room
- Dining Room ■ Family Room ■ Kitchen – Breakfast Room
- 4 Bedrooms ■ Ensuite Bathroom ■ Family Shower Room
- Detached Double Garage ■ Broad Frontage of over 150'
- Some 135' x 85' Rear Garden with South-West aspect
- In all, around 0.32 Acre



Built around 1910, this property was originally a lodge house to a large Edwardian country house named Gledhow Wood and which was replaced around 1970 by the current modern development of detached houses.

Extended and refurbished some years later, the house now offers a bright and well-appointed family home with plenty of potential for further extension, updating and transformation.

The ground floor has three living rooms with a spacious sitting room that has two sets of sliding doors to the garden. The cream Shaker-style kitchen has oak work surfaces, a range cooker and appliances as well as offering space for a breakfast table.

There are four bedrooms, three have wardrobes and there's an ensuite bathroom to the principal bedroom. A detached double garage is supplemented by further parking and the secluded rear garden features a swimming pool and enjoys a South-West aspect.

Available for the first time in over 40 years and now without an ongoing chain.



This property enjoys a naturally secluded location with a broad frontage onto one of Kingswood's most sought-after private avenues.

Kingswood Village is around a mile away and offers local shopping, restaurants, 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.

This location 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		

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

TOTAL FLOOR AREA
 2,773 SQ FT / 257.5 SQ M

The many features of this fine home include:

- An individual and characterful home
- Broad frontage to this prestigious private avenue
- Lovely secluded garden with South-West aspect
- Detached double garage and paved driveway
- Cream 'Shaker' style kitchen with appliances
- Plenty of scope for adding value
- Gas central heating and replacement double-glazing
- Now available with no onward chain
- Ensuite bathroom and family shower room, both tiled
- Prestigious location close to Kingswood village

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.

