



In one of Kingswood Warren's more private locations

exclusive to

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**Sandy Lane
Kingswood
KT20 6NL**

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

In a quiet, tucked away location in the exclusive Kingswood Warren, this individual modern house offers great versatility.

A spacious home of over 3,300 square feet with an elevated setting in its beautiful landscaped gardens, in all almost half an acre.

Guide Price £1.6 million

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

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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Orangery
- Snug or Family Room ■ Kitchen ■ Utility Room ■ Pantry
- 4 Bedrooms, Bathroom and Shower Room including Principal Suite ■ Study or Bedroom 5
- Double Garage ■ Frontage of some 90' ■ Around 115' x 110' Rear Garden
- In all, 0.47 Acre



Built in 1987, this distinctive modern house was designed with an elevated setting to enjoy the views across the lane to the protected woodland opposite.

The interior is remarkably spacious and light with a versatile layout. The large sitting room, orangery and snug have views over the rear garden and the oak-Shaker kitchen is open plan to the dining room with double doors leading out onto a raised decked terrace, perfect for entertaining. A few steps down from the hall leads to further rooms which would easily create an independent annexe, of interest to an extended family.

The principal bedroom has an ensuite bathroom and its own private balcony and the other bedrooms are served by a family shower room.

Certainly a feature of this home, the mature and landscaped gardens give all-season display and natural privacy and there's ample secure parking in addition to the double width garage.

This property is available immediately with no onward chain.

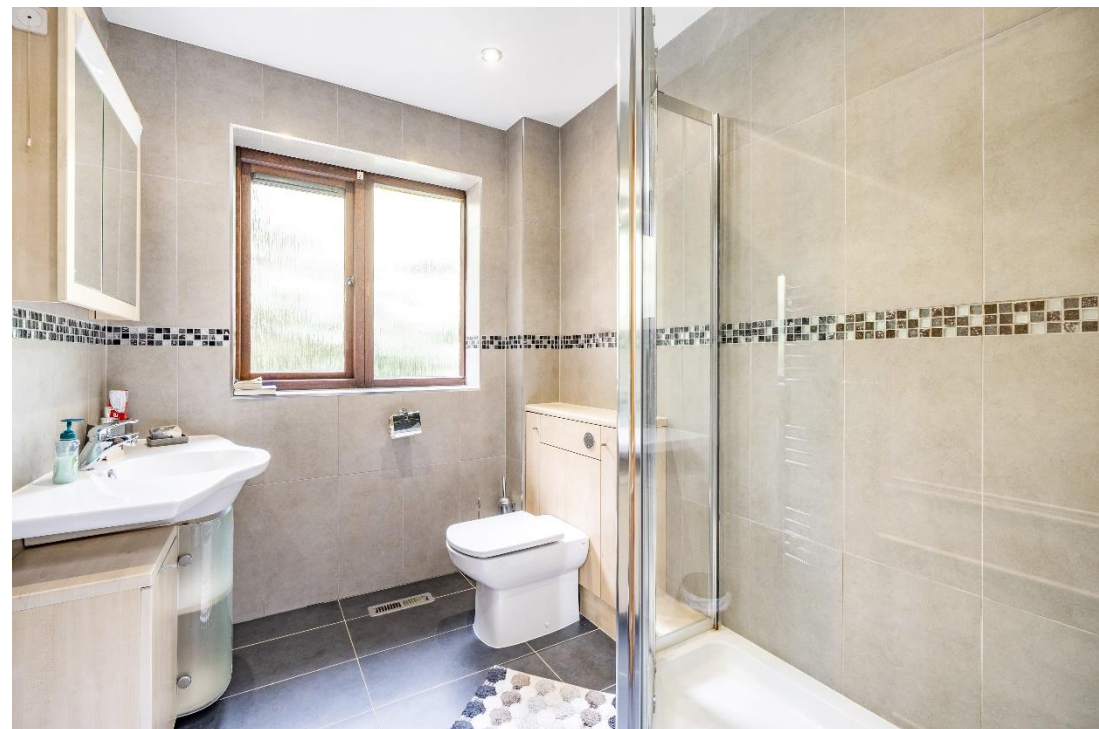




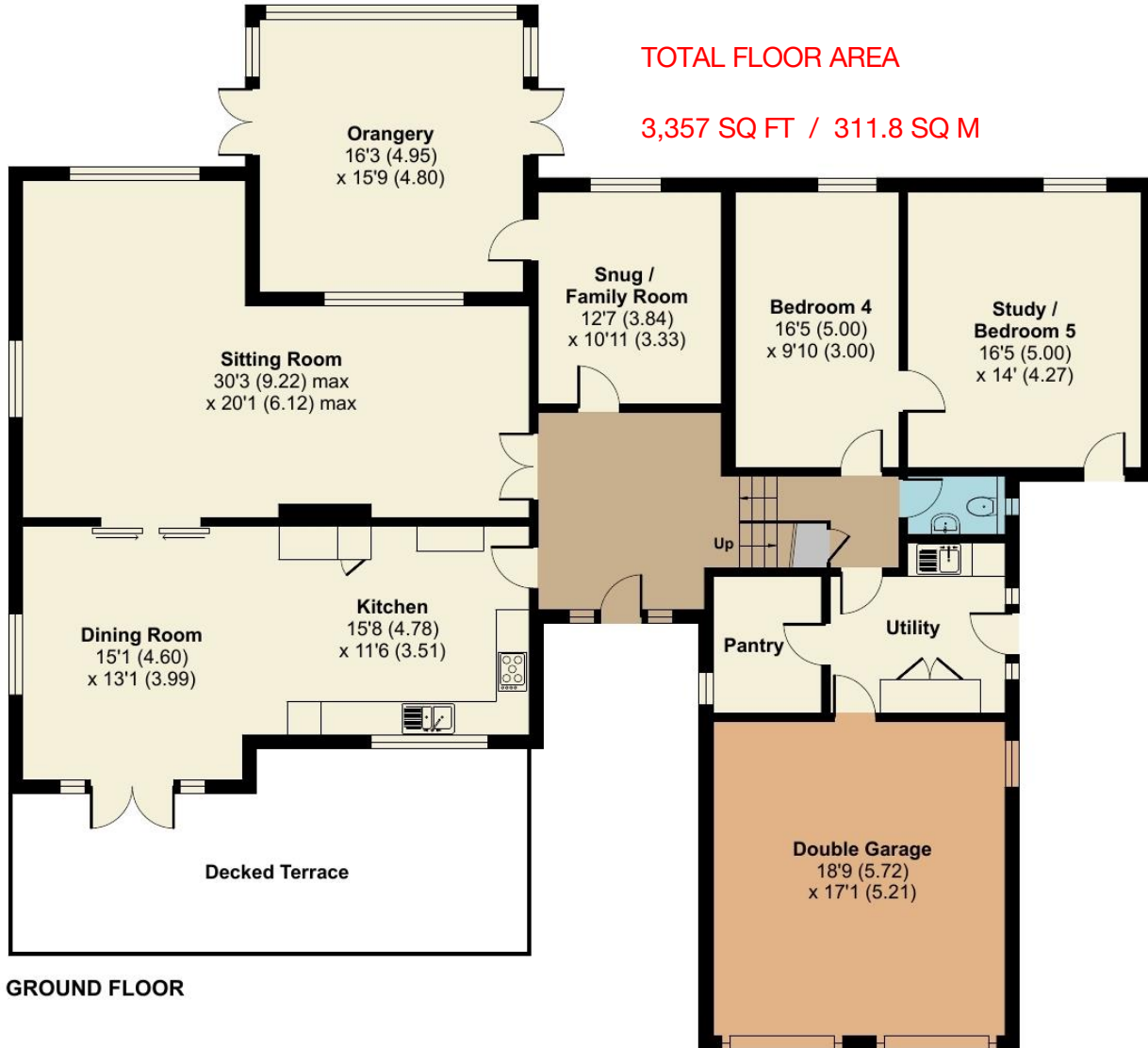
In one of Kingswood Warren's more private locations, this property enjoys tranquillity whilst being around a mile from Kingswood Station and the village with its local shopping, Waterhouse café and the Kingswood Arms gastro pub.

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.



TOTAL FLOOR AREA
3,357 SQ FT / 311.8 SQ M



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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The many features of this fine home include:

- An individual, versatile and characterful home
- Lovely secluded location with woodland views
- Oak 'Shaker' style kitchen with granite and appliances
- Gas warm air heating and replacement double-glazing
- Luxury ensuite bathroom and family shower room
- Broad frontage to this prestigious private avenue
- Detached double garage and gated driveway
- Plenty of scope for adding value
- Superbly presented throughout
- Available immediately with no onward chain

