



In one of Kingswood's finest roads

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# The Glade Kingswood KT20 6JJ

Kingswood Village 1 mile

London 17 miles

M25 at Reigate (Junction 8) 3 miles

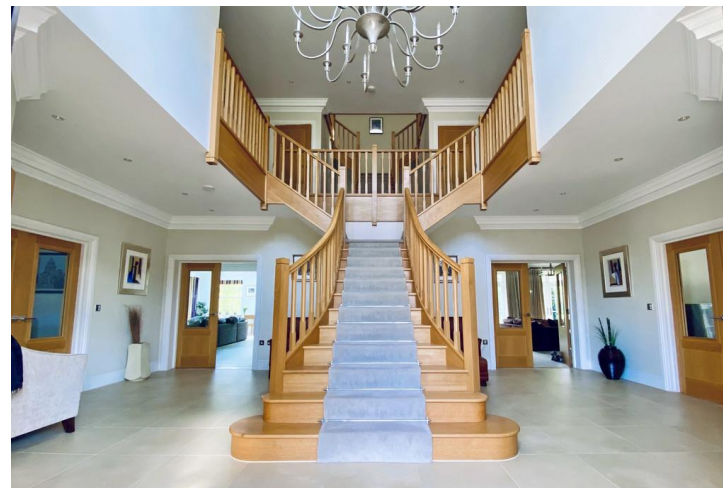
London by rail 40 minutes

All times and distances are approximate

In one of Kingswood's most sought-after private roads, this excellent modern house has elegant neo-Georgian styling and an impressive and contemporary interior. Extended and beautifully presented, the house was designed with family lifestyle in mind, whilst also being ideal for entertaining.

- | Grand Hall with 'princess' staircase and Galleried Landing
- | Cloakroom
- | Drawing Room
- | Dining Room
- | Study      TV / Playroom
- | Open plan Kitchen - Breakfast - Family Room
- | Orangery
- | Utility Room
- | Family Cloakroom
- | 6 Bedrooms
- | 5 Bath / Shower Rooms
- | Double Garage      Gated 100' Frontage
- | Some 140' x 100' Rear Garden
- | In all, Half an Acre

Offers in Excess of £2,850,000







An excellent, high-value location in this private Kingswood road and yet within walking distance of Kingswood Station with its frequent services to London and the village with its local shops, restaurants and the Kingswood Arms gastro-pub. Nearby, the A217 gives an arterial route to London and within a few minutes, the M25 at Reigate Hill (Junction 8). This part of the Surrey Downs has a wealth of renowned schooling and a diverse choice of venues for sport, leisure and culture including Kingswood's own two golf courses and tennis club.

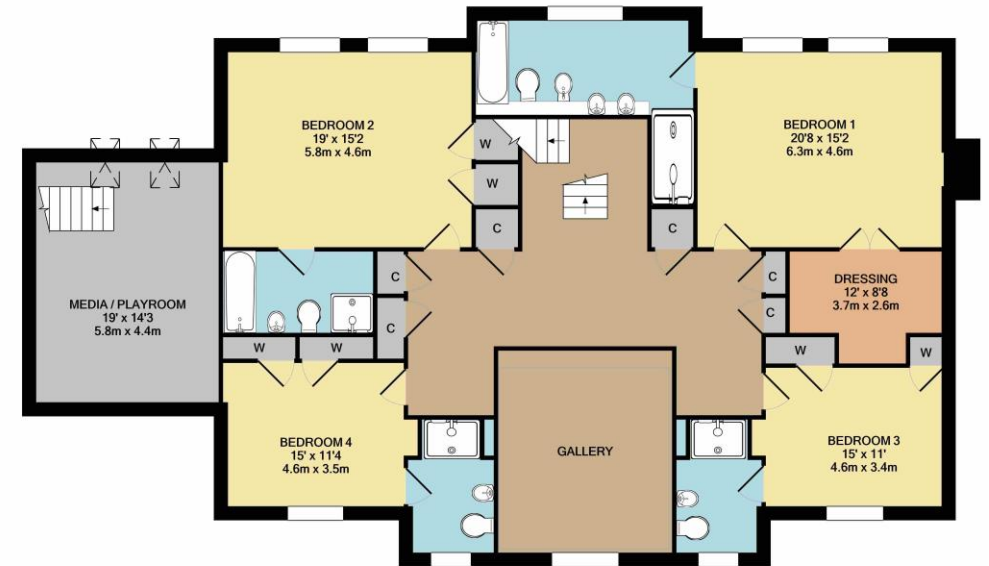
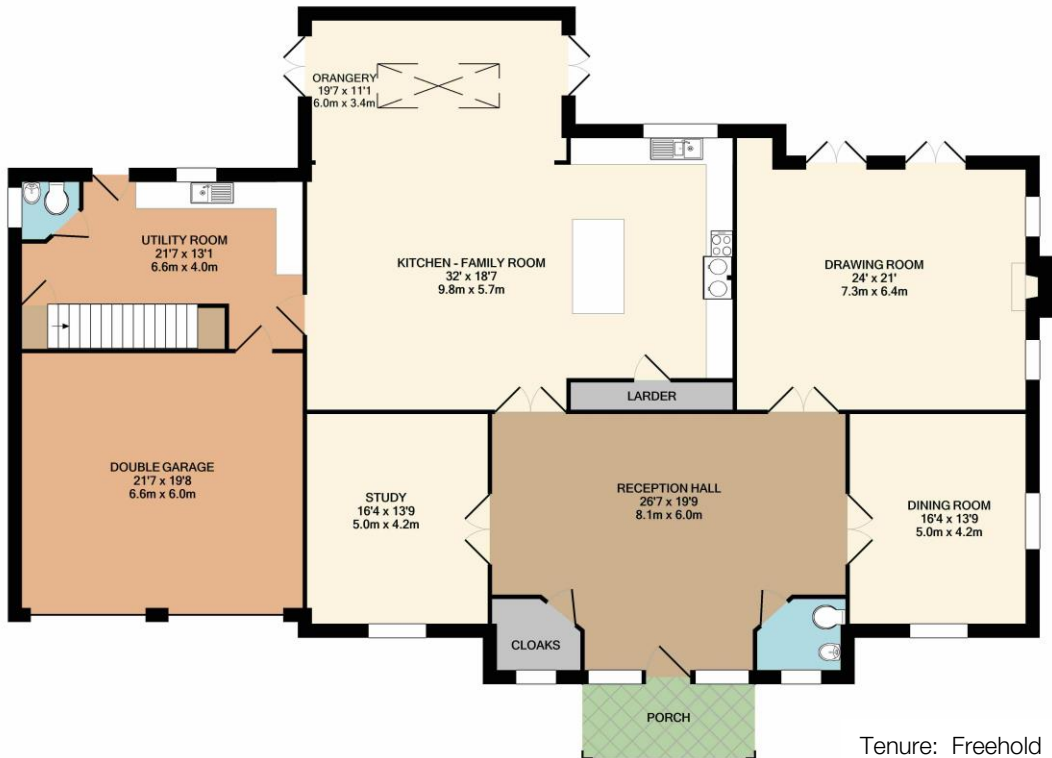
Individually designed and bespoke-built in 2008, this fine property has an appearance of elegant symmetry and enjoys a high degree of privacy and security in its level, half-acre plot. The house features deep sash windows and four pairs of French doors across the rear, ensuring a bright interior and easy access to its Southerly-aspect gardens, ideal for outdoor living and entertaining family and friends. There is a perfect balance of living rooms and bedrooms arranged around a central Grand Hall and Galleried Landing and the potential for easy creation of a separate annexe if required.



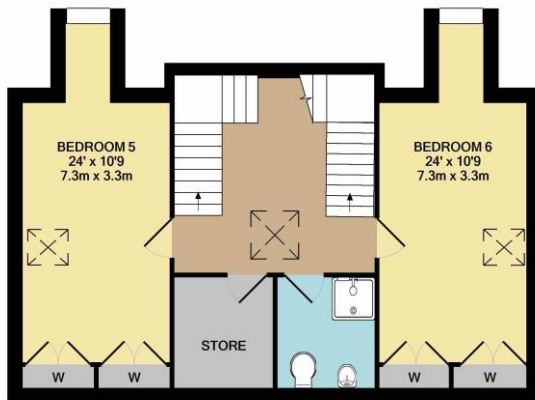
Spacious Principal Suite with Dressing Room and large Bathroom  
| 5 further Double Bedrooms, 3 with Ensuites | Separately-accessed Media / Playroom with Annexe potential  
| Contemporary, open plan Kitchen - Living - Orangery | Bespoke fitted Kitchen with granite and Aga stove | Deep sash windows, all double-glazed | Programmable Lighting | Impressive Grand Hall | Remote-controlled Entry Gates | Prestigious Kingswood location







TOTAL FLOOR AREA  
5,860 SQ FT / 544.4 SQ M



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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