



Substantial and versatile, in a tranquil Kingswood Warren setting

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 one of the more private locations within the exclusive Kingswood Warren, this outstanding modern house enjoys delightful woodland views.

A stylish and individual home offering spacious and versatile accommodation of over 4,000 sq ft with beautiful gardens.

Offers in Excess of £1.695 million

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Kitchen – Breakfast Room
- Home Office / Games Room ■ Cinema ■ Gym ■ Laundry Room ■ Store Room ■ Utility Room
- 5 Bedrooms, Dressing Room, 3 Bath / Shower Rooms including Principal Suite and Second Suite
- Double Garage ■ Frontage of some 100' ■ Around 90' x 85' Rear Garden
- In all, 0.37 Acre



Individually designed and built around 1972, this exceptional detached house has been extended and refurbished in recent years to create a family home with great spaces for entertaining.

Its versatile design provides five bedrooms and three bath / shower rooms, whilst some bedrooms can be used as living rooms if preferred and there is existing space for the easy creation of a ground-level annexe.

The living rooms have wonderful views over the gardens and the woodland opposite. The kitchen is open-plan to the vaulted dining room and double doors lead out from both to a broad balcony – ideal for those who like to host.

There is a double garage in addition to driveway parking and the mature gardens have all-season privacy and display and enjoy a South-Westerly aspect to the rear.

An interior viewing is strongly recommended.





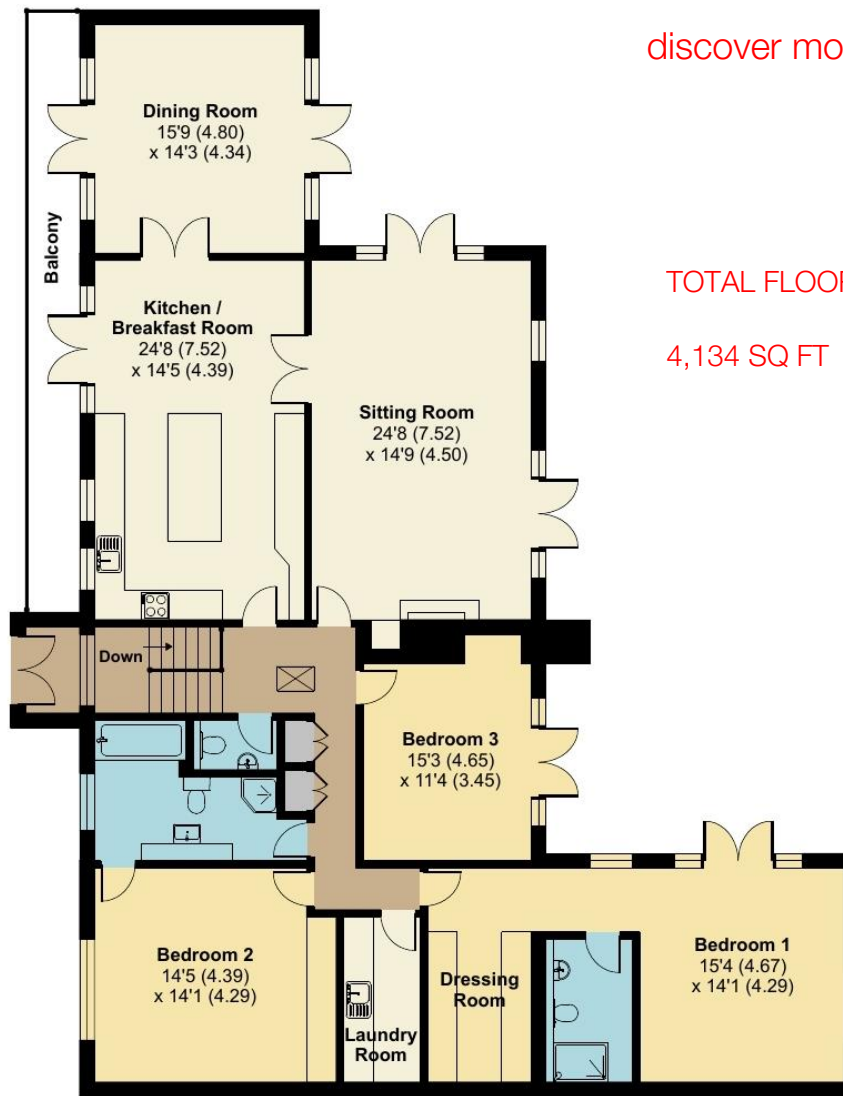
In one of Kingswood Warren's more private locations, this property enjoys tranquillity whilst being around a mile from Kingswood Station and the village with its local shopping, Waterhouse café and the Kingswood Arms gastro pub.

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.



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TOTAL FLOOR AREA

4,134 SQ FT / 384 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



LOWER GROUND FLOOR

GROUND FLOOR

The many features of this fine home include:

- An individual and versatile home
- Lovely secluded location with woodland views
- Bespoke fitted kitchen with granite and appliances
- Spacious, double-aspect sitting room with fireplace
- Superb cinema / games room with surround sound
- Ideal for working from home or creation of an annexe
- Double garage and driveway parking
- A stylish and beautifully presented home
- Sought-after Kingswood Warren location
- Available with no onward chain

**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.

