



Prestigious Kingswood location, just moments from the village

exclusive to

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Forest Drive
Kingswood
KT20 6LU

London 17 miles
Kingswood Village ½ mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

Combining an impressive appearance with real gravitas and a spacious and contemporary interior, this modern detached house has an exclusive Kingswood location.

Excellent family accommodation of over 5,300 sq. ft. and available with no onward chain.

Guide Price £2.295 million

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Family Room
- Gym ■ Kitchen – Breakfast Room ■ Utility Room
- 5 double Bedroom Suites, two have Dressing Rooms ■ Study
- Double Garage ■ Landscaped and gated Frontage with ample driveway parking
- Around 180' x 110' Rear Garden ■ In all, some 0.67 acres



Individually designed and built in 2011, this exceptional property commands a gated, broad frontage to this quiet private road and enjoys lovely views over its partly wooded gardens.

The house has generous living rooms arranged around a grand central hall with an elegant staircase rising to galleried landings. A bespoke fitted kitchen has integrated appliances and granite surfaces with a hardwood bar. There is a great gym which could also be a garden room with its tall windows and double doors to the terrace and gardens.

Over the first and second floors there are 5 double bedrooms, each with luxurious bath or shower rooms and two, including the large Principal suite, have fitted dressing rooms. There's also a fitted study on the first floor, away from the bustle of a family home.

Ample parking is provided by the sweeping driveway which leads to a full-size double garage with a personal door leading straight into the house. The gardens are a beautiful feature and feature natural privacy and landscaping including a full-width terrace with views into the canopy of mature trees.

To be sold for the first time since built and available with no onward chain.





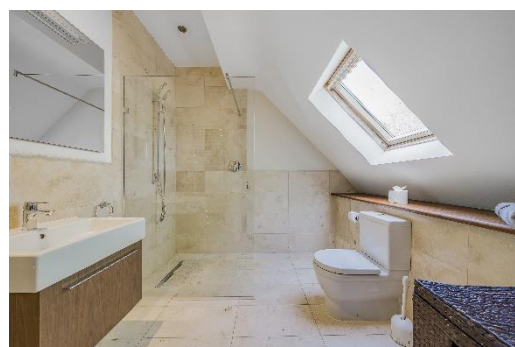
In an elevated position with lovely woodland views, the property has a sought-after private-road location in one of Surrey's most exclusive residential areas.

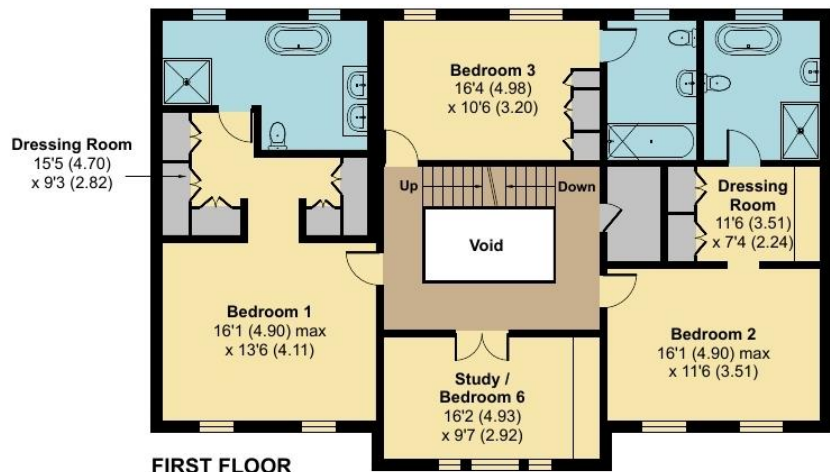
Just over half a mile away, Kingswood Village offers local shopping, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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.

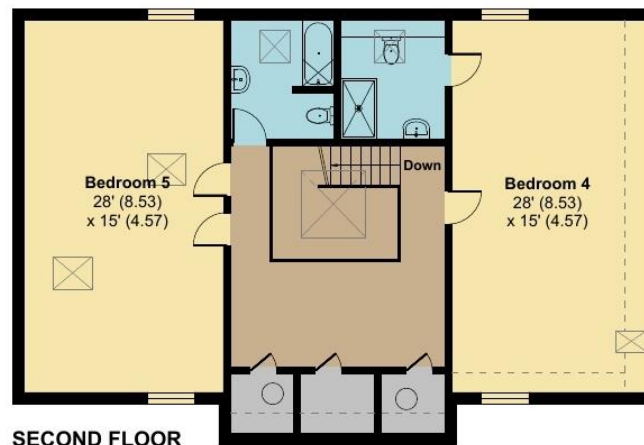
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

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.



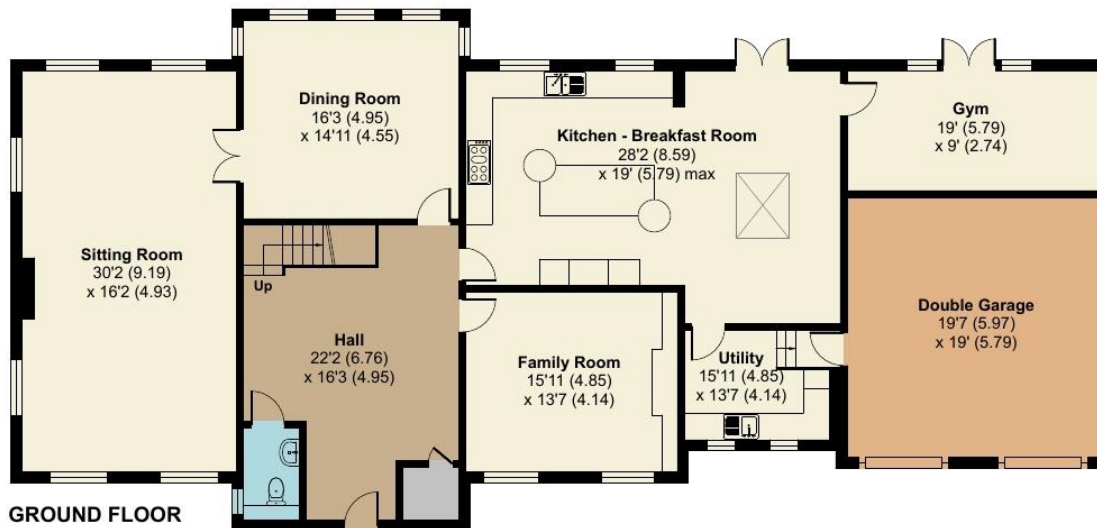


FIRST FLOOR



SECOND FLOOR

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



GROUND FLOOR

Denotes restricted head height

TOTAL FLOOR AREA

5,354 SQ FT / 497.3 SQ M

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

The many features of this fine home include:

- Imposing grand hall with galleried landings
- High quality fitted kitchen, ideal for entertaining
- Luxury bathrooms and shower room
- Wealth of storage including two fitted dressing rooms
- Naturally secluded gardens with canopy of mature trees
- Some porcelain-tiled and hardwood floors
- Underfloor heating to ground and second floors
- Large double garage and ample parking
- Available with no onward chain
- Exclusive, edge of village location

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.

