



Prestigious and substantial, in grounds of around one acre

exclusive to

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The Chase Kingswood KT20 6JD

London 17 miles
Reigate 6 miles Epsom 5 miles Banstead 3 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

Although this Tudor styled detached house is both substantial and impressive, it also retains traditional warmth and character throughout its generous family accommodation.

Set in an acre in one of Kingswood's most desirable locations with some lovely woodland views, a beautifully presented home of over 5,200 sq ft with an independent, ground-floor annexe.

Guide Price £1,975,000

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 ■ Family Room ■ Study
- Kitchen – Breakfast Room - Orangery ■ Utility Room
- 5 Bedrooms, 4 Bath / Shower Rooms including Principal, Second and Third Suites ■ Roof Terrace
- Independent Annexe of Hall, Kitchen, 2/3 Bedrooms, 2 Shower Rooms
- Frontage of 120' ■ Some 230' x 120' Rear Garden ■ Covered Swimming Pool
- In all, around 1 Acre



This exceptional house is full of surprises, it doesn't seem possible to appreciate all its features in just one visit. When you think you've seen all that the property has to offer, you discover more.

Refurbished and extended, the interior is remarkably spacious and bright. The open-plan sitting room and dining room share a central fireplace and, as with the beautiful kitchen-breakfast-orangery, there are double doors leading out onto the terrace which has views over the gardens and woodland. Perfect spaces for enjoying the tranquillity or entertaining.

The house can provide up to eight bedrooms and six bath/shower rooms and its current arrangement would suit an extended family.

The grounds feature a deep frontage where you can park several cars in addition to storing a boat or caravan. At the rear, the secluded and landscaped gardens are terraced creating separate areas for enjoyment including a level lawn with heated swimming pool, complete with a retractable cover.



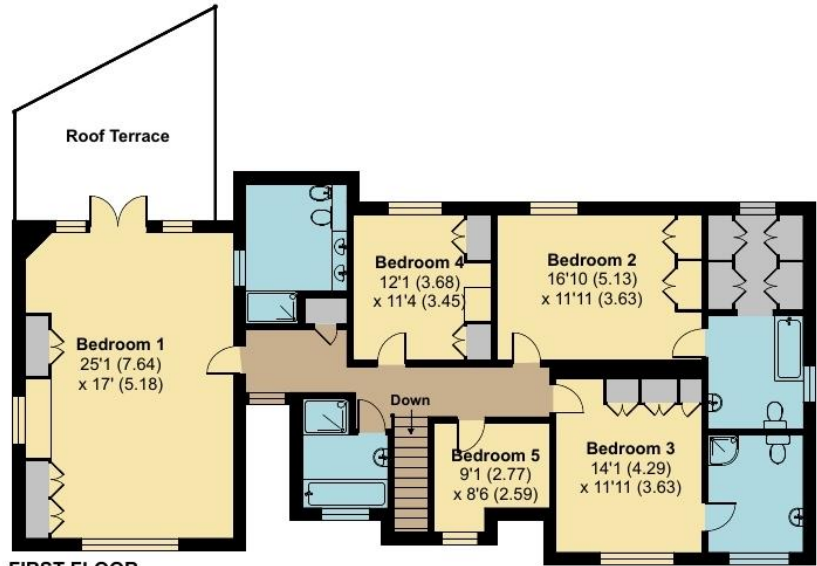
Set back from its broad frontage to this exclusive private road, the property enjoys privacy and tranquillity whilst also being well placed for access to a wide range of amenities for everyday family life. Just a mile away, the village has local shopping, the Kingswood Arms gastro-pub and Kingswood Station for frequent services to London.

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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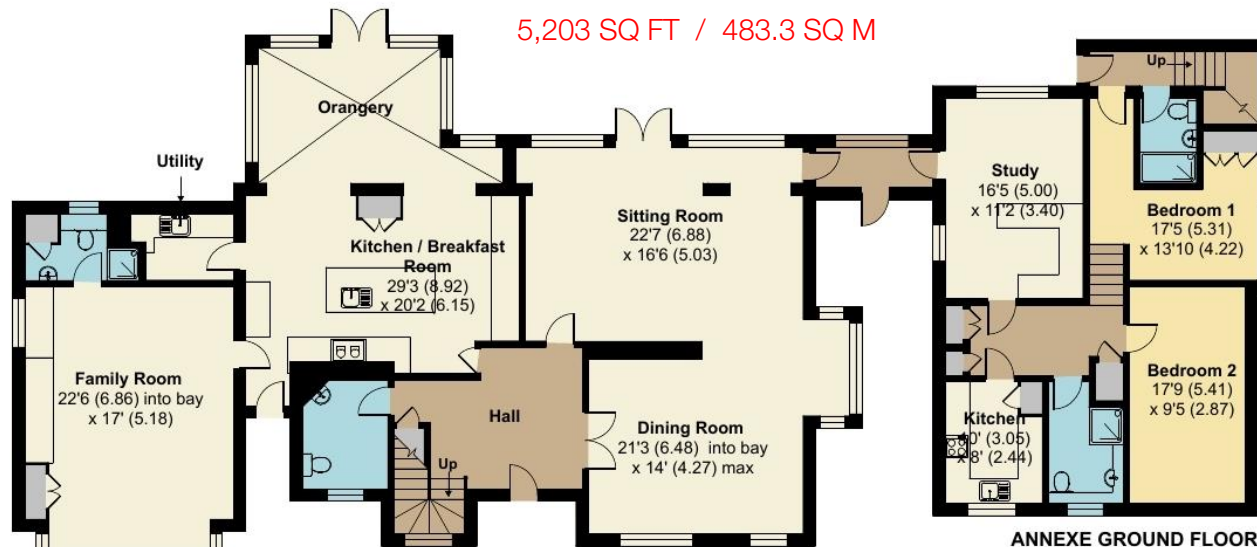
FIRST FLOOR



ANNEXE FIRST FLOOR

TOTAL FLOOR AREA

5,203 SQ FT / 483.3 SQ M



GROUND FLOOR

ANNEXE GROUND FLOOR

The many features of this fine home include:

- Over 5,200 sq ft of versatile family accommodation
- Open-plan sitting room and dining room with central fireplace
- High quality oak 'Shaker' Kitchen with granite and appliances
- From 5 to 8 bedrooms, most with extensive wardrobes
- 6 luxury, modern-fitted bath / shower rooms, 3 are ensuite
- Excellent and substantial ground-floor annexe
- Deep frontage with parking for several cars, caravan etc.
- Spacious and secluded gardens, pool with retractable cover
- Exclusive Kingswood location around a mile from the 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	69 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 Broadband: Superfast Fibre Broadband available
 All mains services

To the best of our knowledge on production of this brochure

