



Available for the first time since built in 1973

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Copt Hill Lane
Kingswood
KT20 6HL

London 17 miles
Reigate 6 miles Epsom 5 miles Banstead 3 miles
Kingswood Village 0.7 mile
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

A truly remarkable modern house with a contemporary design and extensive family accommodation, set in almost a third of an acre available now with no onward chain.

Owned since new and refurbished in more recent years, this characterful home still offers potential for further enhancement.

Guide Price £1,175,000

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

kingswood@richardsaunders.co.uk



- Enclosed Porch ▪ Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Conservatory
- Family Room ▪ Kitchen – Dining Room
- 5 Bedrooms and 2 Bathrooms including Principal Suite ▪ Study or Bedroom 6
- Double Garage ▪ Frontage of 65' ▪ Some 130' x 60' Rear Garden
- In all, around 0.29 Acre



Definitely a stylish home which is out of the ordinary, this unique home was bought by our clients when it was built in 1973. The house has a good-sized plot of 0.29 acre with a broad frontage and ample parking in addition to the double-width garage. The rear garden is naturally secluded.

The interior is bright and spacious, with a split-level design creating excellent, separate living rooms and a bespoke fitted kitchen – dining room with space for all the family and also ideal for those who like to host.

Upstairs there are five bedrooms and two bathrooms including the principal suite, both bathrooms have been refitted and have both baths and separate showers. On the very top of the house and away from the rest of the rooms, there's a study which could also be used as a bedroom if preferred.

Although the owner has refurbished all the key elements of their home, there remains scope for extension and further enhancement in this high-value Kingswood location.

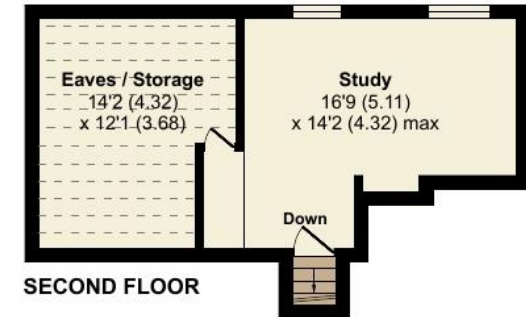
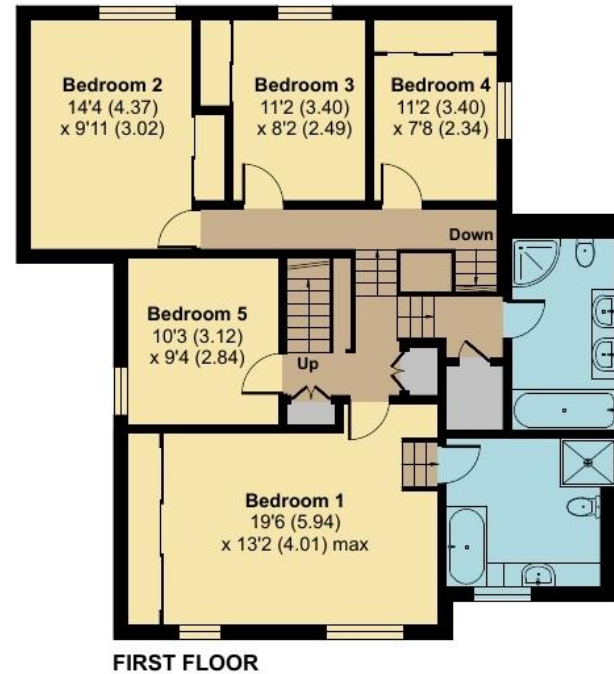
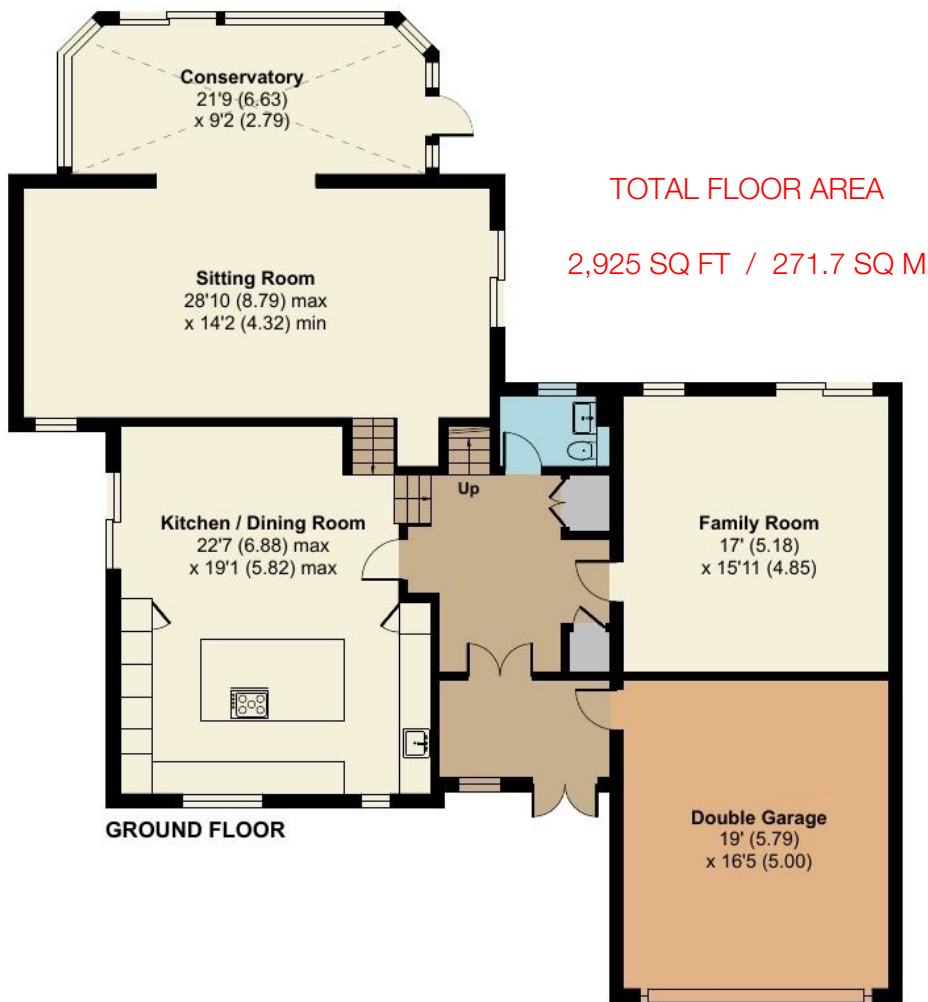


This sought-after location is close to open countryside walks whilst also being convenient for the village with its local shopping, the Kingswood Arms gastro-pub and Kingswood Station for frequent services to London.

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.

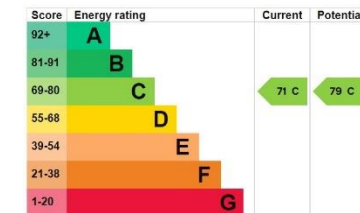
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.





The many features of this fine home include:

- Spacious and bright interior with unique design
- Crisp, modern kitchen with quartz surfaces
- Quality integrated kitchen appliances
- Two modern, re-fitted bathrooms both with separate shower
- Naturally secluded rear garden
- Double-width garage and ample parking
- Gas central heating and replacement double glazing
- Scope for further enhancement, even extension (STPP)
- Exclusive Kingswood location within a mile of the village
- Available immediately with no onward chain



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 Broadband: Ultrafast Fibre Broadband to the property
 All mains services

To the best of our knowledge on production of this brochure

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