



Kingswood Warren, Surrey

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An excellent family home in an exclusive Kingswood location

**Woodland Way
Kingswood
KT20 6NX**

Kingswood Village 0.5 mile London 17 miles
Reigate 4 miles Epsom 4 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

In a prestigious Kingswood Warren location, this most attractive detached house enjoys privacy in its Westerly-facing gardens, in all around 0.85 acre.

Beautifully presented and versatile, a spacious family home of over 4,800 square feet.

Offers in Excess of £2,000,000

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

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- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Conservatory ▪ Family - Dining Room
- Study ▪ Media - Games Room ▪ Snug / Office ▪ Kitchen – Breakfast Room ▪ Utility Room
- 5 Double Bedrooms and 4 Bath / Shower Rooms including Principal, Second and Third Suites
- Deep frontage of some 120' with driveway and extensive parking ▪ Double Garage
- Some 200' x 120' rear Garden with full width terrace and Westerley aspect
- In all, 0.85 acre



Encompassed by its mature and private gardens and with a frontage to this prestigious, winding lane, this impressive home was originally built by Costains in the 1930's as part of the original Kingswood Warren.

More recently the property has been extended and refurbished to create extensive and well-appointed family accommodation which is also ideal for entertaining. There are six living rooms plus a conservatory, giving ample space for every family purpose or even additional ground floor bedrooms or the creation of an annexe if preferred. The bright classical-modern kitchen will also impress with its granite surfaces and range cooker.

There are five double bedrooms, three have ensuites and there is a family bathroom too. This includes a good size principal suite with extensive wardrobes and a second floor suite with study - den area.

Those gardens have a westerly aspect to the rear, so the full width terrace is particularly ideal for enjoying the summer afternoons and evenings as well as entertaining family and friends. The deep frontage could easily have double gates added and provides ample parking in addition to the double garage.





The property enjoys privacy and security within Kingswood Warren, one of Surrey's most prestigious locations.

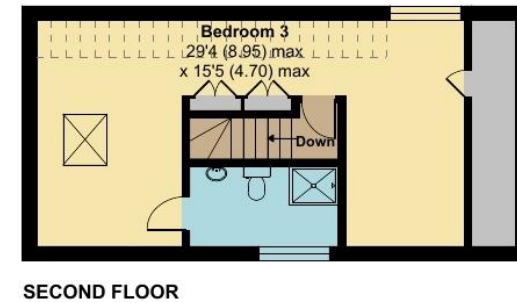
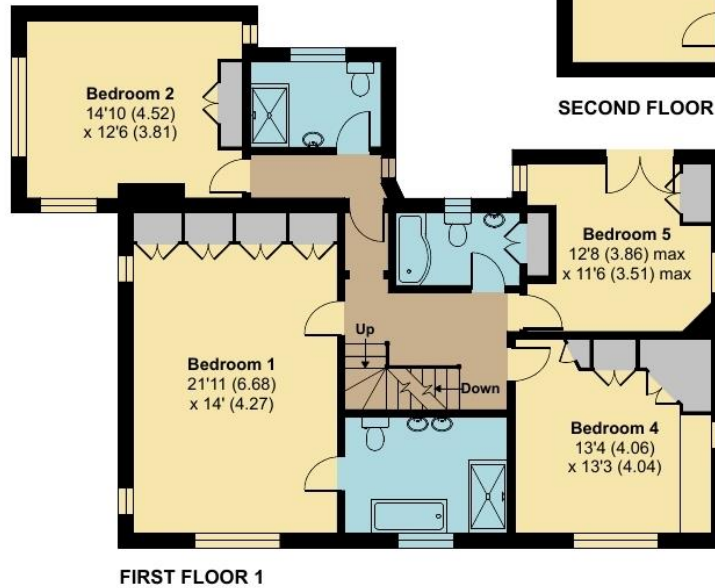
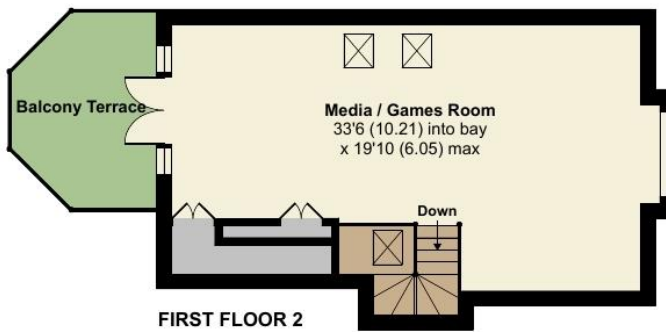
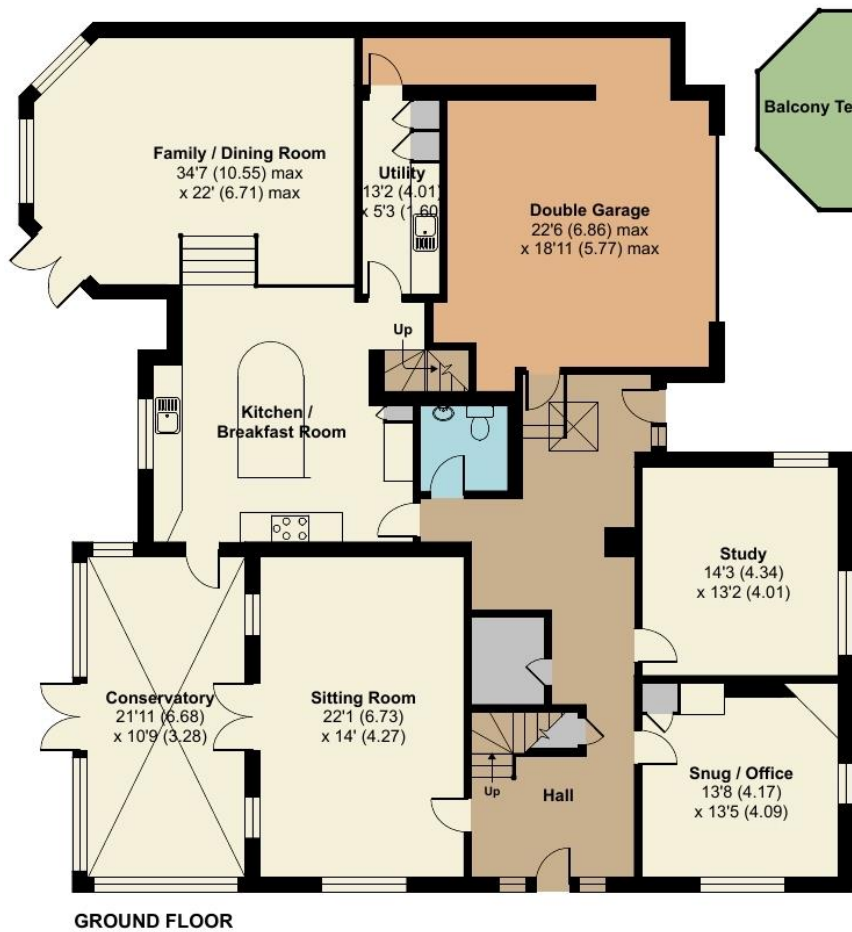
Within walking distance, the village offers commuter rail services to London, local shopping, the Waterhouse cafe and the Kingswood Arms gastro-pub.

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby 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.





TOTAL FLOOR AREA 4,811 sq ft / 446.9 sq m

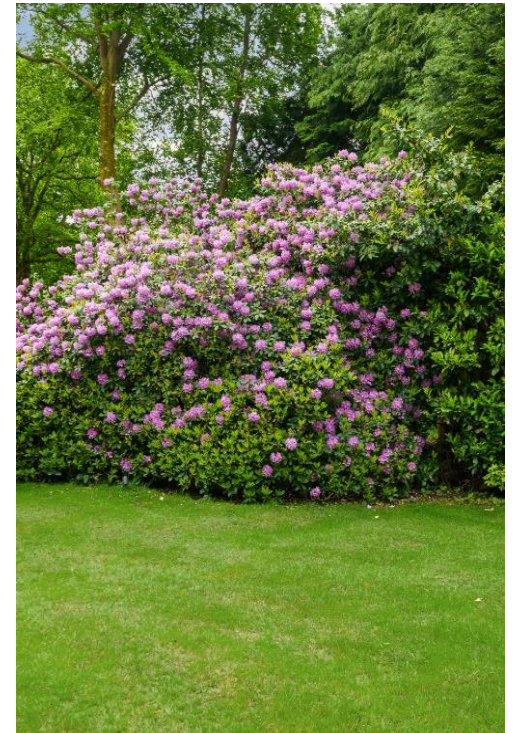
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: H
 All mains services
 To the best of our knowledge on production of this brochure



The many features of this fine home include:

- Almost 5,000 square feet of versatile family accommodation
- Wonderful gardens encompassing the house, in all around 0.85 acre
- Full width terrace, ideal for entertaining family and friends
- Traditional character and contemporary finishes
- Spacious and bright kitchen with granite surfaces and range cooker
- Contemporary, luxurious bathrooms of which three are ensuite
- Six living rooms, space for every family purpose and lifestyle
- 33'6 media / games room with large balcony terrace overlooking the rear garden
- Principal living rooms overlook the rear gardens with double doors to the terrace
- Presented in excellent decorative order throughout
- Prestigious Kingswood location, a few minutes from the station and 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.



