



Available for the first time in over 50 years

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Furze Hill
Kingswood
KT20 6HB

London 17 miles
Kingswood Village ½ mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

This pretty detached house has cottage character and a sought-after village location, close to the station and local shops, and just moments from fine walking countryside, with fields and bluebell woods.

Set in a broad, level plot of around 0.42 acre with South-West aspect at the rear, the house now offers tremendous potential.

Guide Price £1.15 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Entrance Hall ■ Sitting Room ■ Family Room ■ Dining Room
- Kitchen ■ Utility Room ■ Cloakroom
- Principal Suite comprising Bedroom and Ensuite Shower Room
- Three further Bedrooms ■ Family Bathroom ■ Separate W/C
- Two Garages ■ Some 90' Frontage with driveway
- Secluded Rear Garden of around 150' x 90' ■ In all, around 0.42 acre



This delightful house was built by Costain around 1920, one of the earlier houses to be built on the edge of the village. The property has the benefit of a generous, level plot of some 0.42 acre with a broad frontage and a good-sized rear garden which enjoys a South-West aspect.

Extended later, the house now has three living rooms, two of which have doors leading out to the rear garden. There's a utility room and cloakroom in addition to the kitchen. There are four bedrooms plus a study and there is an ensuite shower room to the main bedroom as well as the family bathroom and separate W/C.

There are two garages and further off-street parking on the drive.

In the same ownership for over 50 years and now available with no onward chain, the house offers its next owners tremendous potential for refurbishment and updating as well as further extension, and even complete replacement in this high-value Kingswood location. Subject to planning consent.





Ideally set in this welcoming and popular residential area, and situated in this quiet lane, the property is within just a few minutes' walk of Kingswood Village and Station, whilst also being close to open countryside walks.

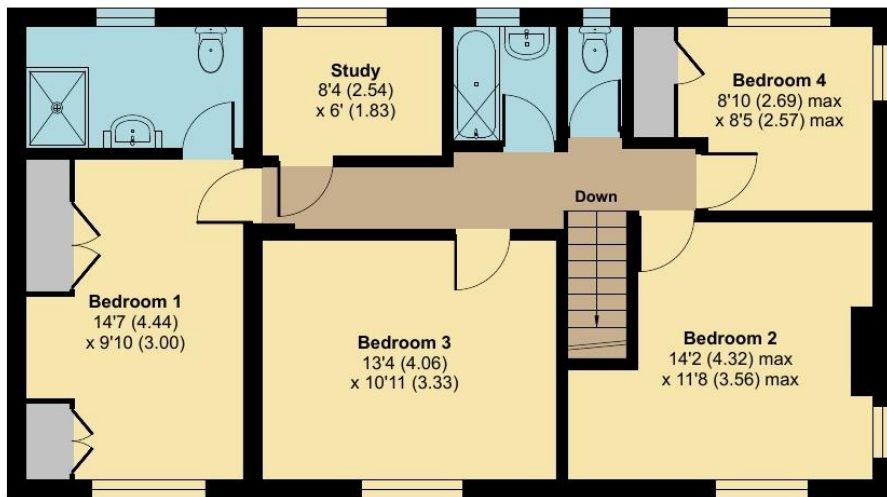
The village offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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.

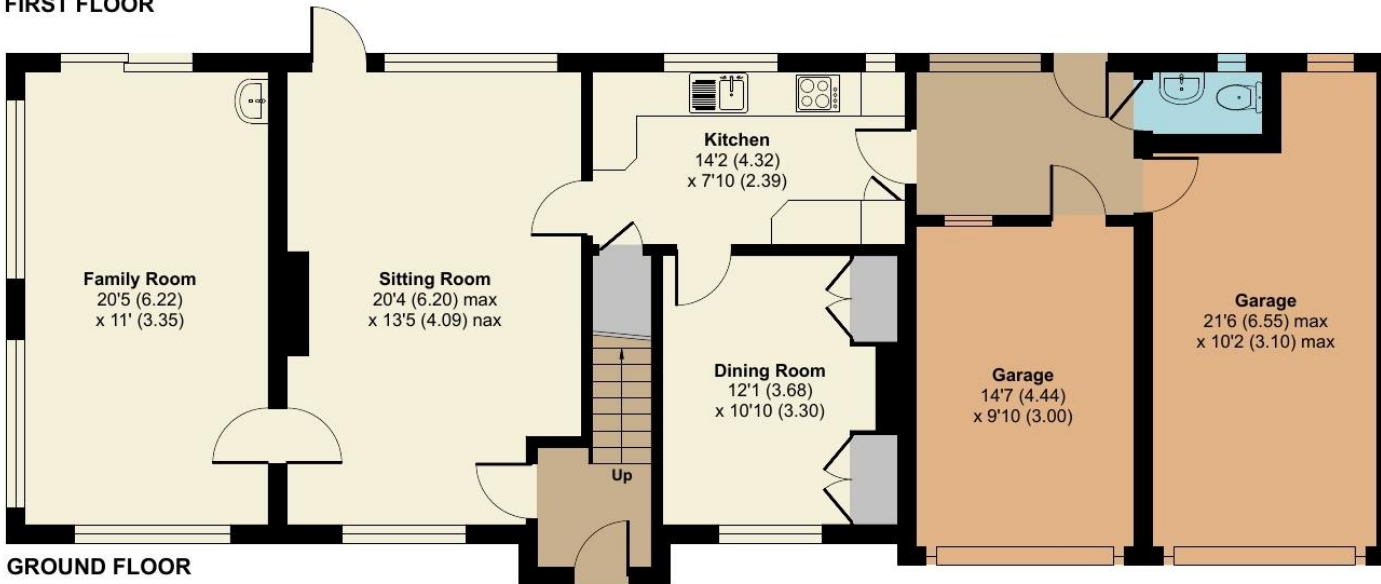
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freemen's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

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



GROUND FLOOR

TOTAL FLOOR AREA

2,048 SQ FT / 190.2 SQ M



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

Tenure: Freehold

Local Authority:

Reigate and Banstead Borough Council

Council Tax Band: G

FFTP Broadband

All mains services

To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Lovely rear garden with South-West aspect
- Double aspect sitting room with fireplace
- Triple aspect family room with patio doors to the garden
- Kitchen and dining room with potential to combine
- Four good size bedrooms and a study
- Ensuite shower room and family bathroom
- Double glazing and gas central heating
- Untold potential for extension and refurbishment
- Impressive broad frontage and two garages
- Edge-of-village location
- No onward chain

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