



Prestigious Kingswood Warren location, just half a mile from the village

exclusive to

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Woodland Way
Kingswood
KT20 6NX

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

This excellent family house enjoys a prestigious Kingswood Warren location whilst being a few minutes' walk from the village and Kingswood Station.

Available for the first time in almost 50 years, the house is set in lovely gardens, in all approaching half an acre.

Guide Price £1.5 million

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

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- Entrance Hall ■ Sitting Room ■ open plan Family Room and Dining Room
- Kitchen – Breakfast Room ■ Utility Room ■ Cloakroom
- 5 Bedrooms, 3 Bath / Shower Rooms including Principal and Second Suites
- Double Garage with Workshop area
- Frontage of 110' ■ Some 95' x 100' Rear Garden
- In all, 0.45 Acre



An excellent family home for almost 50 years, this 1930's built house retains traditional warmth and character whilst having been extended and refurbished by its owners to meet present-day needs.

An ideal balance of three living rooms and a spacious kitchen – breakfast room, fitted with oak-fronted cabinets, granite surfaces and integrated appliances. Two sets of sliding doors lead out to the large terrace which is ideal for enjoying the afternoon and evening sun.

There are five double bedrooms including a good-sized principal bedroom with fitted wardrobes and ensuite shower room and there's an ensuite bathroom to the second bedroom as well as a family shower room.

Outside, the gardens are well maintained with lawns and bordering shrubs including natural privacy to the frontage and boundaries. The sweeping driveway provides ample parking in addition to the large double garage which has automatic doors and a useful workshop or storage area.

Arrange your viewing through the sole agents, [Richard Saunders and Company of Kingswood](#).



This fine home enjoys an exclusive Kingswood Warren setting with a broad frontage to a private lane, whilst being just a few minutes' walk from Kingswood Station with its frequent services to London and the village with its local shopping and the Kingswood Arms gastro pub.

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.

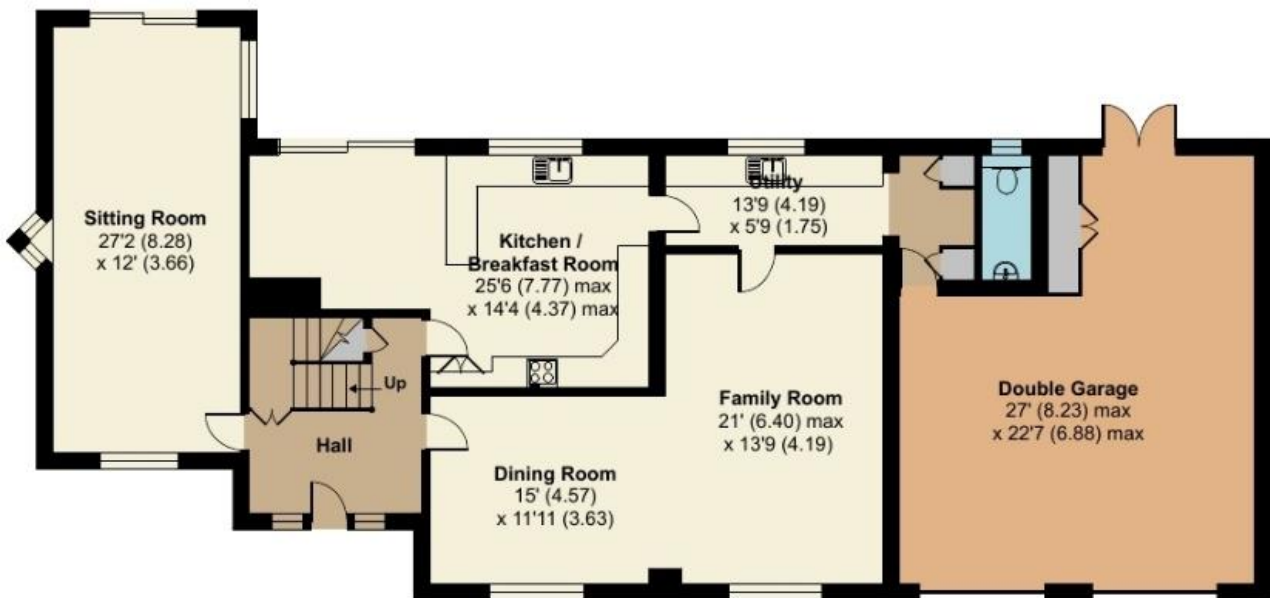




FIRST FLOOR

TOTAL FLOOR AREA

3,294 SQ FT / 306 SQ M



GROUND FLOOR

The many features of this fine home include:

- Five double bedrooms, two have ensembles and family shower room
- Triple-aspect sitting room extending to over 27'
- Open plan dining room and family room fitted with home cinema
- Oak fronted kitchen with granite surfaces and integrated appliances
- Replacement double-glazed windows and sliding doors
- Integrated sound system with ceiling speakers
- Large double garage with a workshop area
- Lovely, naturally-secluded gardens with full width terrace
- Exclusive Kingswood Warren location, a short walk to the station

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

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



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