



Located in one of Kingswood's most desirable private roads

exclusive to

SAUNDERS

richardsaunders.co.uk



**The Glade
Kingswood
KT20 6LL**

London 17 miles
Kingswood Village ½ mile
Banstead 4 miles Reigate 6 miles Epsom 6 miles
London by rail 40 minutes from Kingswood Station
M25 (Junction 8) 5 minute drive

Located in one of Kingswood's most desirable private roads, this distinctive Edwardian house has been refurbished in the last few years to create a luxurious family home.

This exceptional property is set on a level plot of around 0.6 acre with a broad frontage and immaculate gardens.

Guide Price £2.45 million

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

kingswood@richardsaunders.co.uk



- Vestibule ▪ Reception Hall ▪ Cloakroom
- Sitting Room ▪ Dining Room
- Kitchen – Breakfast Room ▪ Utility Room
- 5 Bedrooms, Bathrooms and 2 Shower Rooms over First and Second Floors
- Extensive Principal Suite
- Detached Double Garage ▪ Some 120' Frontage with gated driveway
- Around 125' x 100' Rear Garden ▪ Heated Swimming Pool ▪ Pool House ▪ Summer House
- In all, 0.59 acre



Individually designed and bespoke built in 1926, this impressive house retains all the gravitas of its era whilst having been sympathetically refurbished to a high standard by the current owners.

There remains scope for those seeking to take the house further as planning consent (23/00224/HHOLD) was granted on 23 June 2023 for a ground floor extension to create a new 37' x 23' Kitchen-Dining-Family Room and there is plenty of space for further extension, subject to consents. Beautifully presented with many refinements throughout, the property has spacious reception rooms with high ceilings and there are five double bedrooms with three luxury bath/shower rooms, two of which are ensuite.

For those who love to entertain family and friends, the heated swimming pool, pool room and covered living and dining area will be of particular interest while the spacious, level gardens are laid out for ease of maintenance. The gated driveway provides ample parking in addition to the large detached double garage.

Interior viewing is essential to appreciate this fine home.





Regarded as one of Kingswood's finest locations, The Glade is a quiet, private lane just a few minutes' walk from the Kingswood Station with its frequent services to both London Bridge and Victoria. The village has a variety of local shops and the Kingswood Arms gastro pub.

For more diverse shopping and restaurants, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow (40 mins) and Gatwick Airport (20 mins) as well as the coastal ports and Eurotunnel.

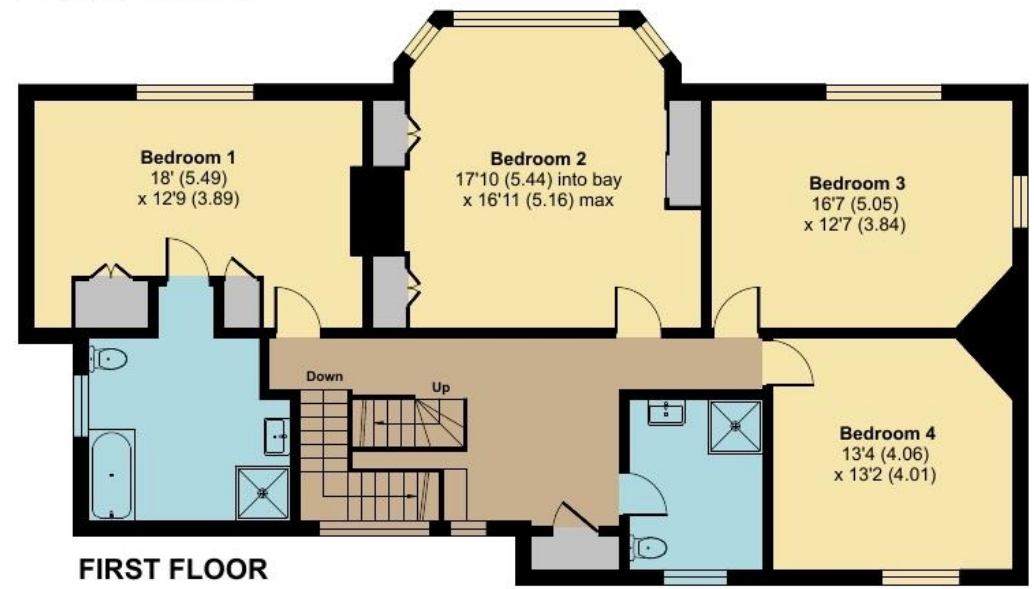
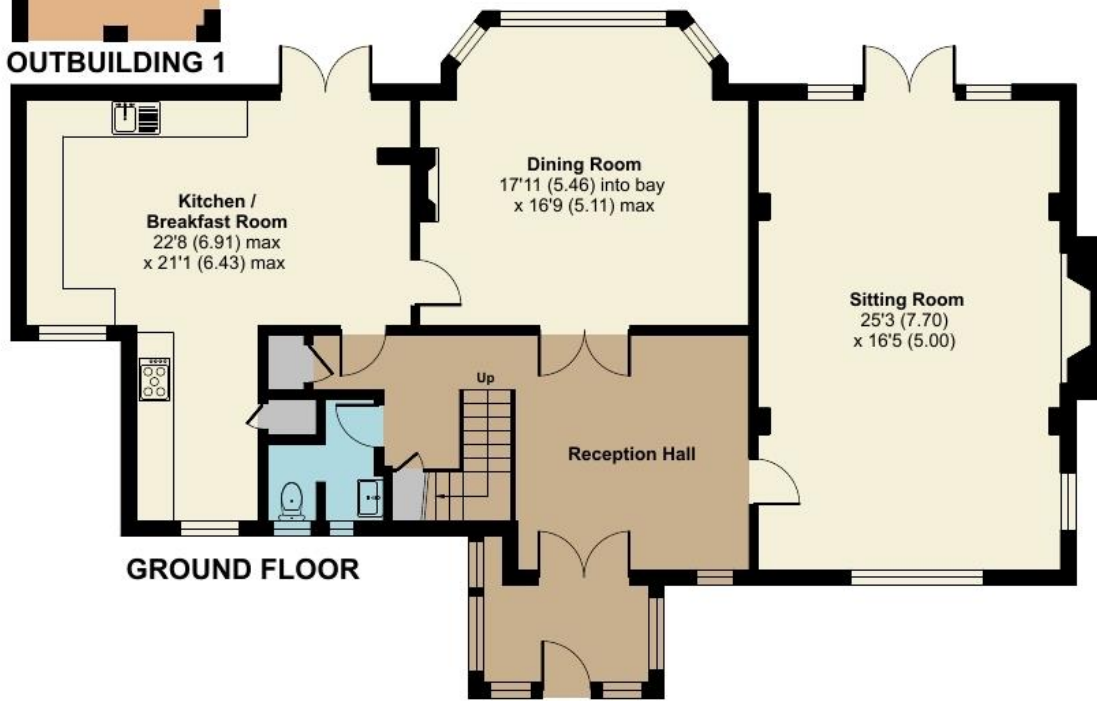
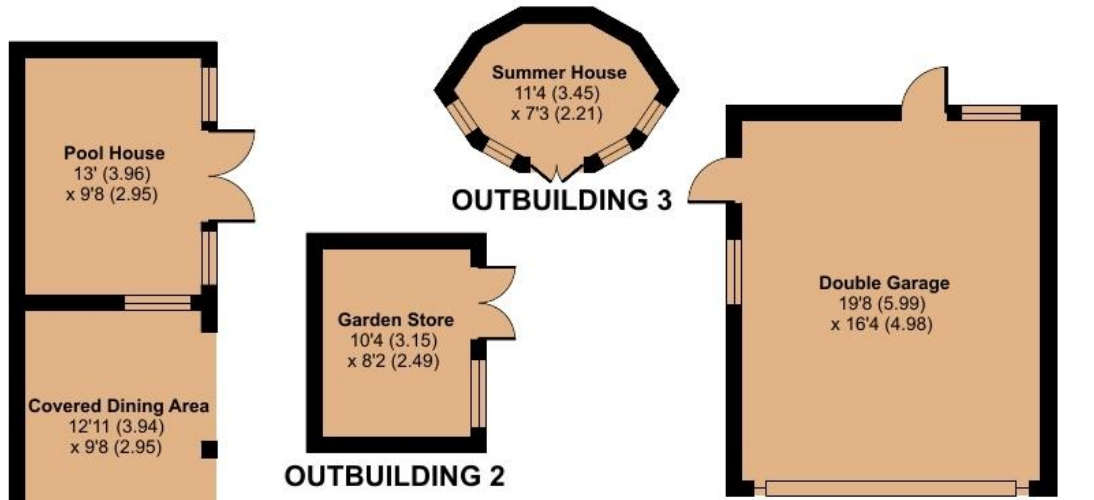
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools such as Whitgift run a private bus service from the area.

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, Beaverbrook Hotel and Golf 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

4,544 SQ FT / 421.9 SQ M





The many features of this fine home include:

- Planning consent for new kitchen-dining-family room
- Triple aspect sitting room with classical fireplace
- Oak parquet flooring to reception hall and both reception rooms
- Luxury marble-tiled bathroom and shower room
- Recently built, heated swimming pool and entertaining area
- Remote control, automated entry gates
- Recently landscaped gardens, laid out for easy maintenance
- Replacement windows and French doors
- Beautifully decorated throughout.
- Prestigious Kingswood location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: H

Broadband: Ultrafast Full Fibre available

All mains services

To the best of our knowledge on production of this brochure

