



One of Kingswood's finest originals, available for the first time in 40 years

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## Kingswood KT20

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

Enjoying privacy in its unspoiled one-acre plot, an Edwardian detached house of tremendous character and gravitas.

One of Costain's earliest houses in Kingswood, a substantial family home of over 5,000 sq ft with an impressive frontage to this prestigious, private lane.

**Guide Price £1.95 million**

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

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Vestibule ▪ Entrance Hall ▪ Cloakroom
- Sitting Room ▪ Family Room ▪ Dining Room ▪ Study
- Kitchen – Breakfast Room ▪ Utility Room
- 7 Bedrooms, 2 Bathrooms and Shower Room over First and Second Floors
- Roof Terrace ▪ Extensive Attic Rooms
- Detached Double Garage ▪ Garden Stores ▪ Gated Driveway
- South-West facing Gardens, extending to around 250' x 180' at the rear
- In all, 1.05 acre



Whilst recognisable as a Costain house, the property has an individual design and was built around 1910. The house was placed in its generous plot of just over one acre, so as to enjoy the utmost privacy and South-West aspect and views over its gardens from the principal rooms.

The house retains tremendous character whilst having been refurbished over the years to meet the needs of the owners' growing family. The house has spacious reception rooms and there are five bedrooms on the first floor, each with fitted wardrobes and served by three bath/shower rooms. Two additional bedrooms and a huge attic space on the second floor offer untold potential.

Beautiful gardens encompass the house with many fine trees and mature shrubs which provide all-season natural screening and display. The gated driveway culminates in a parking and turning area with a detached double garage. There is plenty of gardens storage buildings.

Available for the first time in 40 years, this exceptional family home is well presented throughout while offering its new owners scope for further improvement in this high-value location.





In one of Kingswood's most prestigious locations in this quiet, private lane the property is set amidst similarly substantial homes each in expansive, leafy gardens.

Kingswood Station is within just a few minutes' walk, offering regular services to London Bridge and Victoria and the village offers local shopping 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.





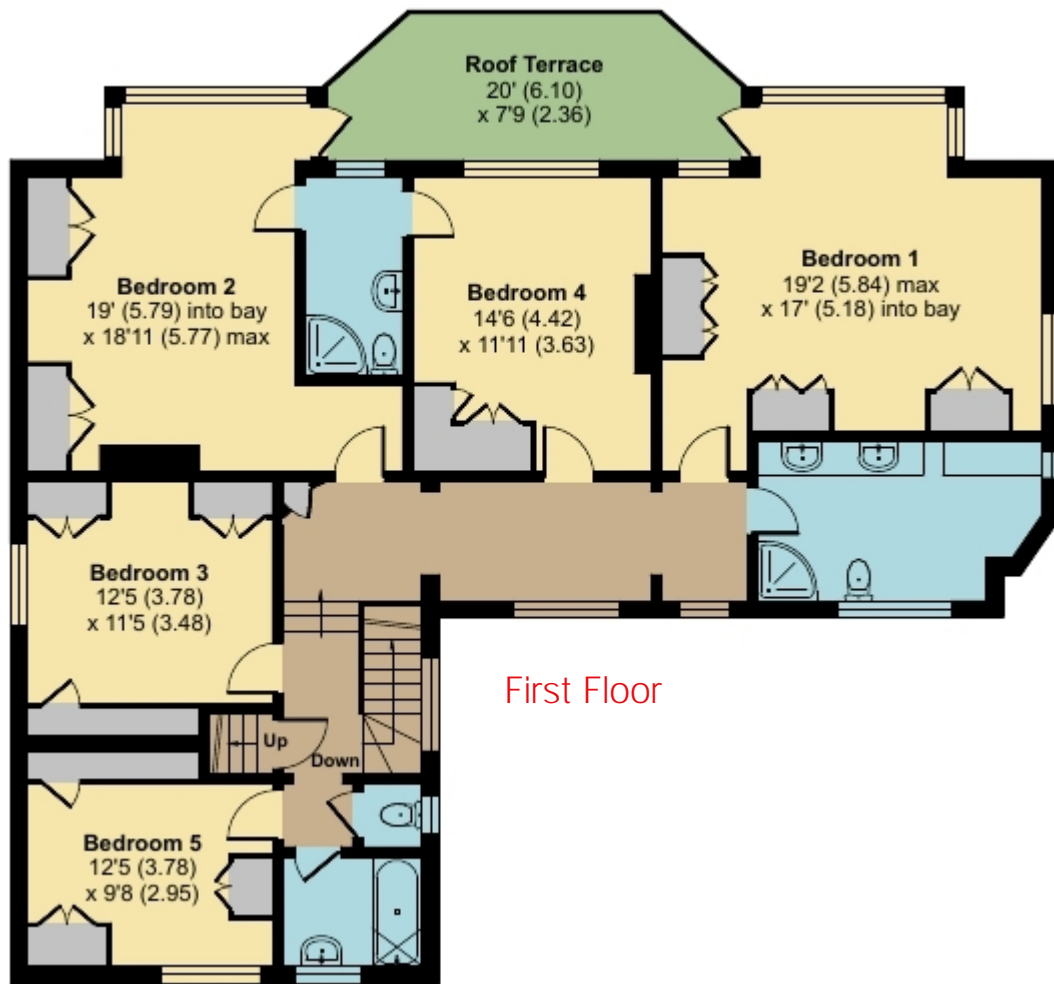
Ground Floor

The many features of this fine home include:

- Wealth of Edwardian character features
- Spacious sitting room and family room, both with fireplaces
- Formal dining room and study with fitted furniture
- Oak-fitted kitchen with integrated appliances
- Fitted wardrobes to five of the seven bedrooms
- Two modern bathrooms and a shower room
- Replacement double glazed windows
- Detached double garage and extensive outbuildings
- Secluded rear gardens with South-West aspect
- Available immediately with no onward chain



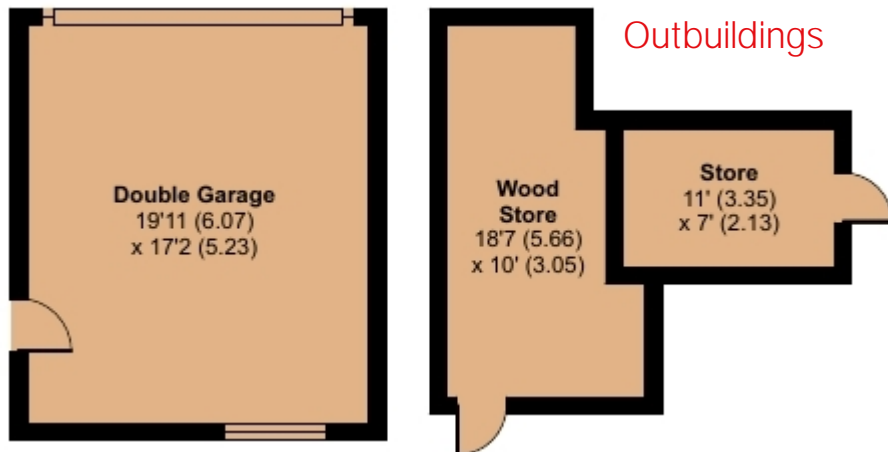




First Floor



Second Floor



Outbuildings

**TOTAL FLOOR AREA**

5,125 SQ FT / 476.1 SQ M



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

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