



Contemporary sophistication at the heart of Kingswood Warren

exclusive to

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Kingswood Warren Park
Woodland Way
Kingswood
KT20 6AD

Kingswood Village 1 mile
London 17 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

Set in level grounds of almost an acre, this outstanding Octagon house has a secure and private setting in one of Surrey's most prestigious residential estates.

A superbly presented family home of over 5,000 sq ft over two floors and featuring a chic and contemporary interior, perfect for those who love to entertain.

Guide Price £3.25 million

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Guest Cloakroom ■ Drawing - Dining Room ■ Study
- Media Room ■ Kitchen - Breakfast - Family Room ■ Utility Room ■ Family Cloakroom
- 5 Bedrooms ■ 2 Bathrooms ■ 2 Shower Rooms
- Principal Suite has Dressing area and Roof Terrace ■ Second and Third Suites
- Double Garage ■ Broad Frontage with Gated Driveway
- Landscaped Private Gardens with Copse ■ In all, around 0.9 Acre



Built in 2013 to an exceptional high specification for which Octagon is renowned, this impressive house was selected by our client for its attractive setting facing the formal mansion grounds and for its particularly good size plot of almost an acre.

The swish and contemporary interior is arranged around a bright and spacious central hall where an elegant staircase in walnut and glass takes you to the galleried landing. There are four generous living rooms including an open-plan drawing – dining room and the five pairs of French doors lead out to the South-West facing terrace, ideal for entertaining. The designer kitchen includes integrated appliances and granite surfaces.

The impressive principal suite includes a fitted dressing area and luxury ensuite bathroom with shower. There are two further bedrooms with ensuites in addition to the fourth and fifth bedrooms which are served by the family bathroom and each bedroom has fitted wardrobes.

There is ample parking on the gated driveway in addition to the double garage. The mature, wrap-around gardens include a South-West aspect at the rear with full-width terrace and to one side there is a copse of mature trees with two wooden play houses created a wonderful play area for children.



Surely one of the most prestigious locations in Surrey, Kingswood Warren Park was developed by Octagon in 2013 in the grounds of the historic Kingswood Warren Mansion. Approached through automatic gates, the park now consists of fourteen substantial modern houses, each enjoying private gated grounds and sharing the seven acres of communal grounds with the original mansion, now restored and converted to eight high-value apartments.

Kingswood Village is around a mile away and offers commuter rail services to London, local shopping, 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. Nearby, the A217 provides an arterial route to London and, within a few minutes, the M25 motorway at Reigate Hill (J8) giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

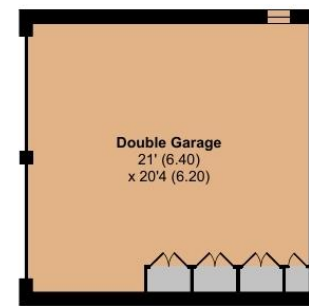
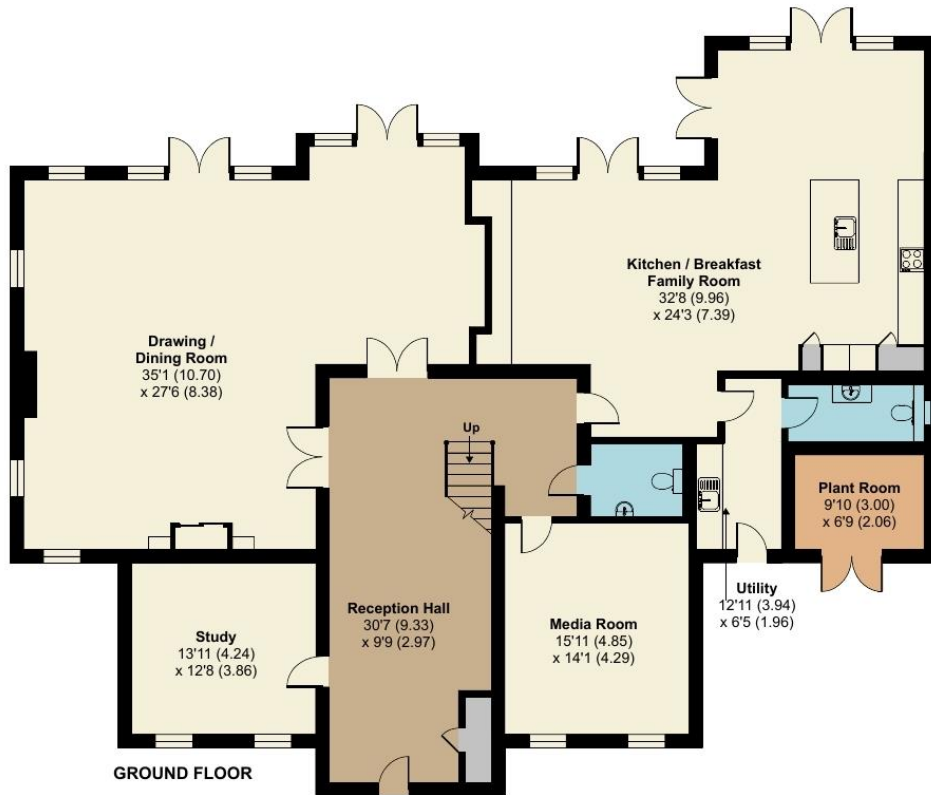
Some of Surrey's finest schools are available locally including City of London Freeman's, Whitgift, Epsom College, Dunnotar, Reigate Grammar, Banstead Prep and Aberdour and several other schools have their own buses frequenting the area.

Almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club as well as abundant open countryside for riding, cycling and walks.

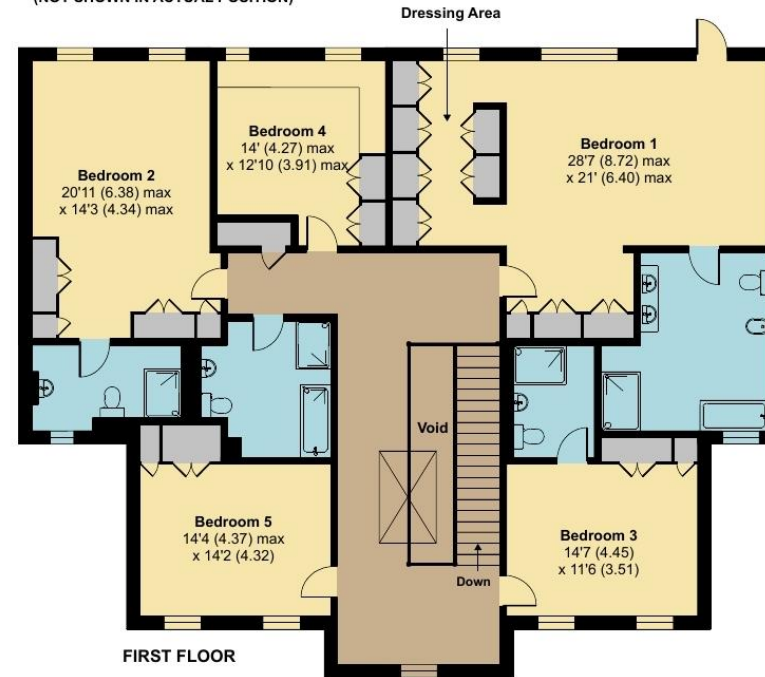


TOTAL FLOOR AREA

5,224 SQ FT / 485.3 SQ M



(NOT SHOWN IN ACTUAL POSITION)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 73 C |
| 55-68 | 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

The many features of this fine home include:

- Designer fully-integrated kitchen with quartz-granite surfaces
- Luxurious bathrooms and shower rooms
- Concrete floors with underfloor heating at both levels
- Impressive central hall and galleried landing
- Feature stone fireplace to drawing room
- Five pairs of French doors leading out to terrace
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- Detached double garage with automated doors
- Beautiful level gardens with South-West aspect
- Available with no onward chain
- Secure, gated location within an exclusive gated estate
- Excellent accessibility to transport links

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.

