



A spacious family home in a secluded, leafy setting

exclusive to

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Birch Grove Kingswood KT20 6QU

London 18 miles
Kingswood Village 1.5 miles
Reigate 3 miles, Banstead Village 4 miles
London by rail 40 minutes
M25 (Junction 8) 2 miles
All times and distances are approximate

A fine example of a substantial family home in a popular yet quiet section of Kingswood, with a south-westerly backing garden and five double bedrooms. The property backs on to woodland with views from reception rooms and bedrooms providing an idyllic air to a property that is imminently well connected with transport links.

- | Entrance Hall
- | Drawing Room
- | Family Room
- | Dining Room
- | Garden Room
- | Kitchen-Breakfast Room
- | Utility Room | 2 Cloakrooms
- | 5 Double Bedrooms
- | 3 Bathrooms, 2 of which en-suite
- | Driveway Parking | Double Garage
- | Garden

Price £1,450,000





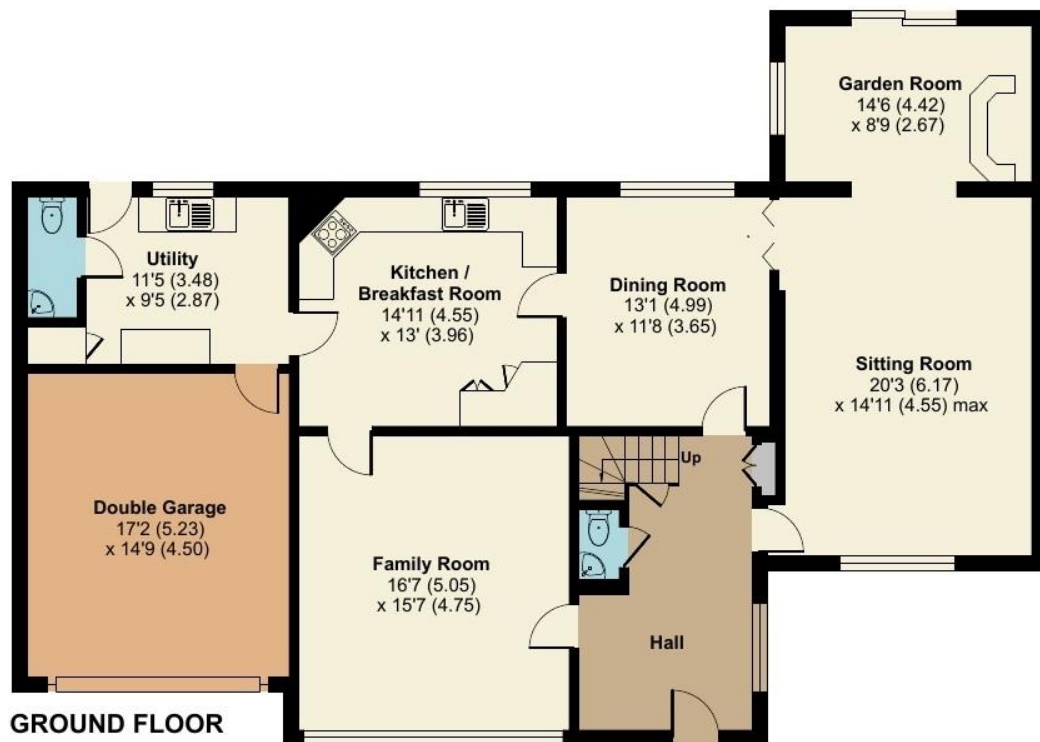
This modern detached home is set at the end of a popular residential close in a particularly leafy and secluded position. The property is well suited to family living for all ages with all five bedrooms being doubles with built-in storage, two of the bedrooms have en-suite bathrooms and the principal bedroom benefits from a dressing room. Down stairs the amenity for family living is carried on with a well-proportioned kitchen-breakfast room with separate utility, family room and an integral double garage which is currently used as a gym/playroom. Also downstairs is a dining room and a large drawing room and garden room which gives on to the generous south-westerly facing patio. Externally there is a large rear garden with plentiful natural seclusion backing on to green belt woodland, to the front is a driveway with parking for multiple cars with an EV charging point.



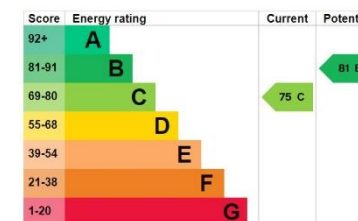
Kingswood Village is just over a mile away and offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. There are frequent rail services to London Bridge 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 Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus. This location 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.



Quiet cul-de-sac location | Landscaped rear garden with natural seclusion | Master suite with dressing room and en-suite shower room | Broad south-westerly backing patio | Family bathroom with two further en-suites | Fully-fitted kitchen-breakfast room with separate utility room | Double garage currently used as gym/play room | 5 double bedrooms with built in storage | Backing greenbelt woodland | Recently fitted Worcester Bosch boiler | EV charging point



TOTAL FLOOR AREA
2,937 SQ FT / 272.7 SQ M



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

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