



Classical elegance in one of Kingswood's finest private roads

exclusive to

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The Chase Kingswood KT20 6HY

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Classical elegance in one of Kingswood's finest private roads. This architect designed modern house has been built with the modern family in mind.

A luxurious five bedroom home which is bright and contemporary, is perfect for those who love to host.

Guide Price £2,350,000

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

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- Grand Reception Hall with underfloor lighting ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study
- Open plan Kitchen – Breakfast – Family Room ■ Utility Room
- 5 Bedrooms, 3 Dressing Rooms and 4 Bath / Shower Rooms
- Principal Suite has 2 Dressing Rooms and Ensuite ■ Two further Bedroom Suites
- Garage ■ Gated Frontage of some 75'
- Around 110' x 75' Rear Garden



This is a high-quality, bespoke built house. Having secured the ideal established plot in this prestigious location, the owner commissioned the build of this elegant modern house in 2009.

Perfectly balanced family accommodation is arranged over two floors with a grand octagonal reception hall and galleried landing at its centre. The interior is bright and contemporary. Bi-fold doors between the sitting room and kitchen – breakfast – family room to create an excellent space for entertaining with four pairs of French doors leading out to the rear terrace which is ideally placed for afternoon and evening sun.

A gently rising oak staircase leads up from the hall to five bedrooms including a spacious principal suite with a Juliet balcony, two dressing rooms and luxurious bathroom. There are three more ensuites and a family bathroom.

The secure electric gated frontage provides parking for several cars in addition to a large garage and the rear garden has been landscaped for all-season display and privacy. The orientation is North-West.

A truly unique and impressive home in one of Surrey's most exclusive villages.



This property enjoys a naturally secluded location with a broad frontage onto one of Kingswood's most sought-after private avenues.

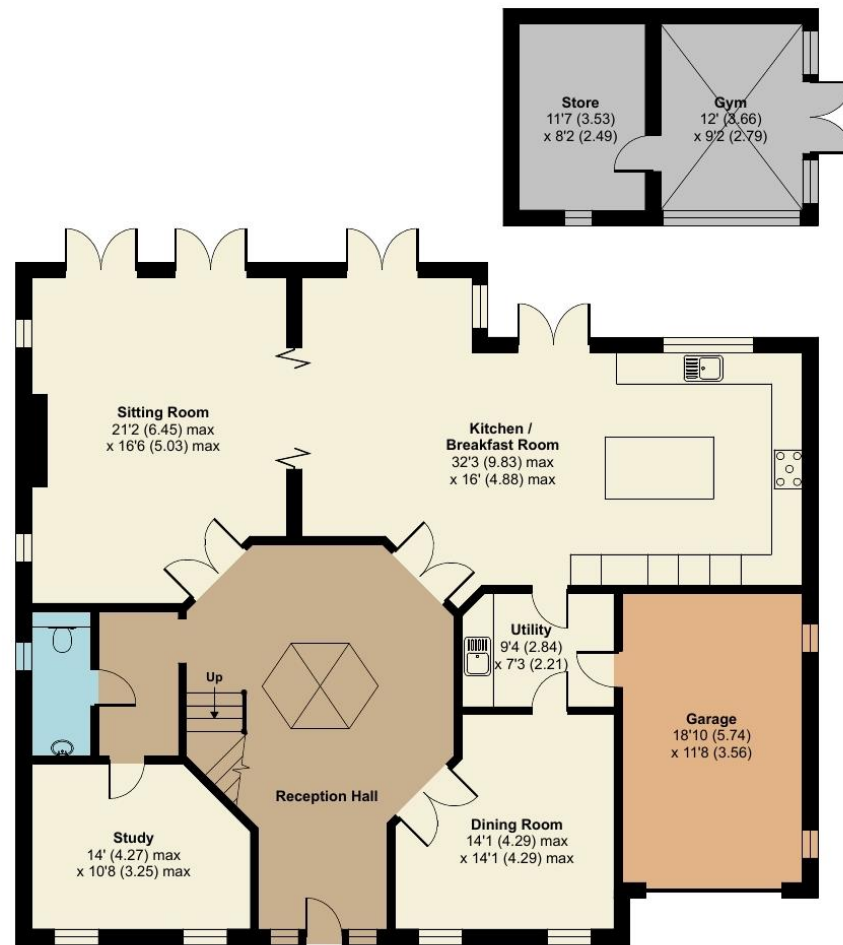
Kingswood Village is around a mile away and offers local shopping, restaurants, and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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.

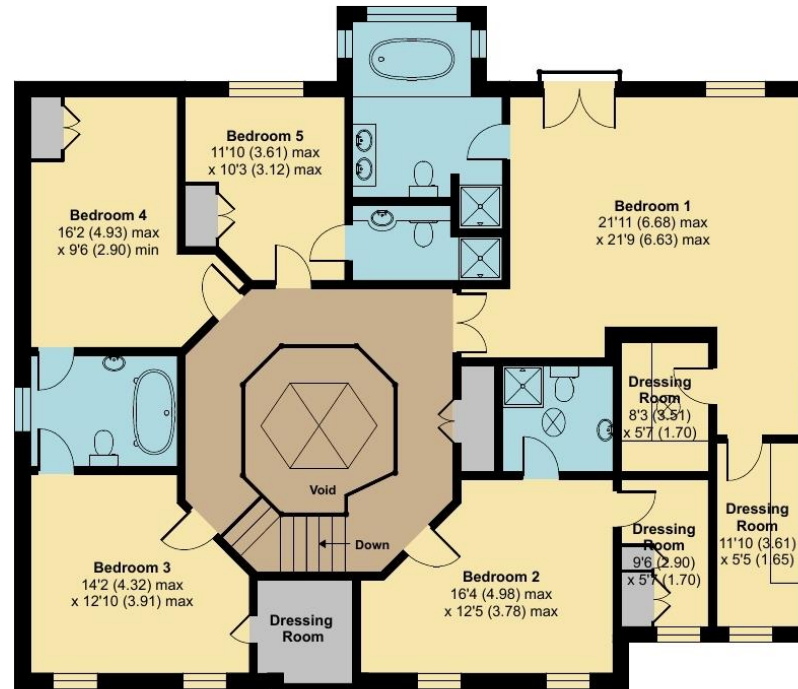
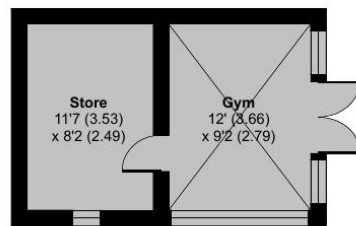
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

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.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
3,918 SQ FT / 364 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Individually architect designed and bespoke built in 2009
- Almost 4,000 sq ft of bright, contemporary interior
- Stylish kitchen with quartz-granite surfaces and boiling water tap
- Bi-fold interior doors create a perfect entertaining space
- Porcelain tiled grand reception hall with oak staircase
- Gas fireplace
- Underfloor heating
- Lutron lighting and Automatic lighting in several areas
- Electric vehicle charging point
- Solar Panels
- Four luxury bath / shower rooms, three ensuite
- Gated, deep frontage with plenty of parking
- Secluded and landscaped rear garden
- Beautifully presented throughout
- Prestigious location close to Kingswood village
- Alarmed throughout
- Cat 4 Cabling
- Upstairs utility cupboard and washing machine
- Deluxe Hydro bath
- Juliet Balcony to principal suite

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

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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