

The Mansion Kingswood Warren Park Kingswood KT20 6AD

Kingswood Village ½ mile London by rail 40 minutes M25 (Junction 8) 3 miles

A unique and luxurious top-floor apartment, one of just a few created by Octagon from Kingswood Warren's historic mansion.

Beautifully appointed throughout, the property features a stylish split-level living room with roof terrace and a secure underground garage with two allocated spaces and store, all set in 5 acres of parkland grounds.

Asking Price £685,000

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

kingswood@richardsaunders.co.uk





- Communal Hall Entrance Hall Cloakroom
- Sitting Room with raised Study/Dining Area
 Kitchen-Breakfast Room
- Bedroom with Dressing Room and Luxury Bathroom
- Private Roof Terrace
 Underground Garage with two allocated Spaces
- Cellar Storage RoomGated Communal Gardens



Set on the top floor of this highly impressive mansion, this luxurious and immaculately presented apartment was completed in 2013 by award-winning development firm Octagon.

Accommodation is spacious throughout including a contemporary fitted kitchen with integrated Miele appliances, sitting room with feature gas fire and doors to a large private terrace, and a further sitting/study area flooded with light from a large roof lantern.

The bedroom is similarly well-appointed with feature windows and benefits from both a fitted dressing room and marble bathroom with bath and shower. There is under-floor heating throughout and hi-fi ceiling speakers to the principal rooms.

There is a secure underground garage with two allocated spaces and a store.



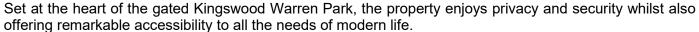












Kingswood Village is just over half a mile away and offers a local shop, restaurants and the Kingswood Arms pub and the station provides commuter rail services to London Bridge and Victoria.

The A217 gives an arterial route to London and just 2 miles away the M25 at Reigate Hill (Junction 8) brings both Gatwick and Heathrow airports and several coastal ports within easy reach. Reigate, Epsom and Banstead Village are each within a short drive and have excellent local shopping.

This part of the Surrey Downs has many venues for sport, leisure and cultural pursuits and these include Kingswood's two golf courses and tennis club, nearby Walton Heath and Epsom RAC golf clubs, theatre and cinema at Epsom and Reigate, many fine restaurants and pubs and several gyms.

The outstanding natural beauty of Walton Heath, Banstead Woods and Reigate Hill are also nearby.



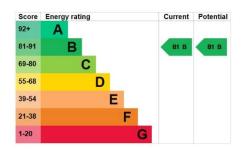






The many features of this fine home include:

- Gated Kingswood Warren Location
- Video-entry System into Communal Hallway
- Entrance Hallway with Cloakroom and built-in storage
- Contemporary fitted Kitchen with granite work surfaces and integrated Miele appliances
- Sitting Room with hardwood floor and French Doors to Private Terrace
- Bedroom with Dressing Room and marble Bathroom
- Gas Fired Underfloor Heating
- Secure Underground Garage with two allocated parking spaces and storage room
- Around 5 acres of parkland Communal Grounds
- No Onward Chain



Tenure: Leasehold 999 years from 2011 (The Freehold is owned jointly by all residents)

Service Charge: £5,400 p.a. approx

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

Broadband: Superfast Broadband available

All mains services

To the best of our knowledge on production of this brochure

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.

