



Exclusive Kingswood Warren location with edge-of-village accessibility

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WARNING
KNIGHT
DO NOT ENTER



**Woodland Way
Kingswood
KT20 6NX**

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 0.3 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

In an exclusive Kingswood Warren setting, this quite exceptional modern house offers stylish and sophisticated living at its best.

A beautifully-appointed family home of over 6,400 sq ft with perfect spaces, both inside and out for entertaining family and friends.

Guide Price £2.75 million

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

kingswood@richardsaunders.co.uk



- Grand Reception Hall with Galleried Landings and Atrium ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study
- Family Room ■ Kitchen – Breakfast Room ■ Utility and Boot Room
- 6 Bedroom Suites, each with its own Bath / Shower Room plus a Family Bathroom
- The Principal Suite features 2 walk-in Wardrobes and Bathroom
- Gym or Media / Games Room ■ Second-floor Lounge with 2 Juliet Balconies and Cocktail Bar
- Double Garage ■ Broad Frontage of 130' with two sets of Double Gates and sweeping Driveway
- Secluded and landscaped Garden of around 120' x 115'
- In all, around 0.6 Acre

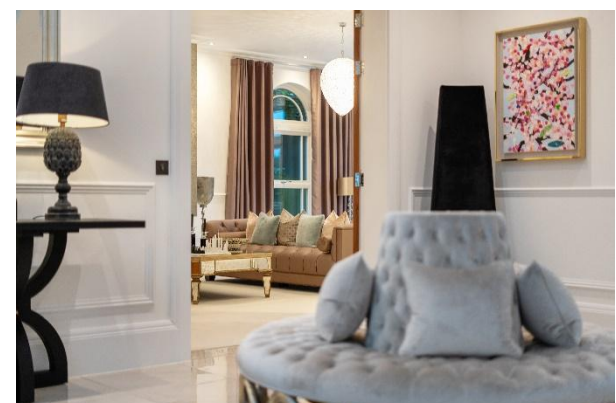


Individually designed and built in 2014, this substantial detached house is set on a secluded plot of over half an acre with a broad, curving frontage to this attractive private road. The property was purchased new by our clients who were soon to re-imagine and enhance their home to an even higher specification that more reflected their wishes.

Spacious living rooms are arranged around a grand, full-height reception hall that is sure to impress. There are four pairs of French doors and bi-folding doors leading to the rear terrace, complete with its outside kitchen and thus creating a perfect combination of outside and inside entertaining areas. The stylish kitchen with its smooth Corian surfaces and bar includes a Quooker boiling water tap and high quality appliances.

From the galleried landings, there are six bedroom suites which includes a principal suite with two fitted walk-in wardrobes and on the second floor, the lounge with cocktail bar creates an ideal corner of the house in which to relax. The gym can be used as a media room or perhaps the entire second floor could be used as an independent apartment.

There is ample parking in addition to the large double garage and the gardens are landscaped and naturally secluded.



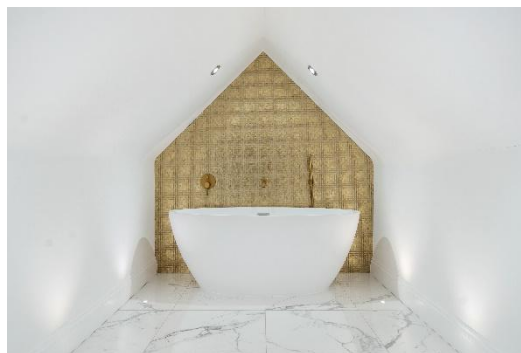


Recognised as one of the most desirable places to live on the Surrey Downs, the winding, private lanes of Kingswood Warren provide an ideal location for substantial and prestigious homes in spacious leafy gardens. Kingswood Warren also benefits from the opportunity to have 24/7 security patrol from Knights Security.

This property is one of the few with the advantage of being only a few minutes' walk of Kingswood Village and Station with commuter rail services to London, local shopping and the Kingswood Arms gastro-pub just moments away.

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 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.



TOTAL FLOOR AREA

6,424 SQ FT / 563.1 SQ M



The many features of this fine home include:

- Magnificent full-height reception hall with atrium
- Underfloor heating and air conditioning to principal rooms
- Four pairs of French doors and bi-fold doors lead to the rear terrace
- Stylish kitchen, complete with appliances and Corian surfaces
- Formal drawing room with classical fireplace
- Stylish family room with bespoke furniture and bi-fold doors
- Spacious utility and boot room with direct access to garage
- Six double bedrooms and seven luxury bath / shower rooms
- Gym or media / games room, or as part of a separate apartment
- Wonderful lounge with Juliet balconies and bar on the second floor
- Immaculately presented throughout
- Gated Frontage with sweeping driveway and extensive parking
- Large integrated double garage with automated doors
- Full-width, elevated terrace with bespoke outside Kitchen
- Landscaped Gardens with high degree of privacy
- Exclusive, private Kingswood Warren
- Accessible, edge-of-village location
- Available with no onward chain

Ground Floor





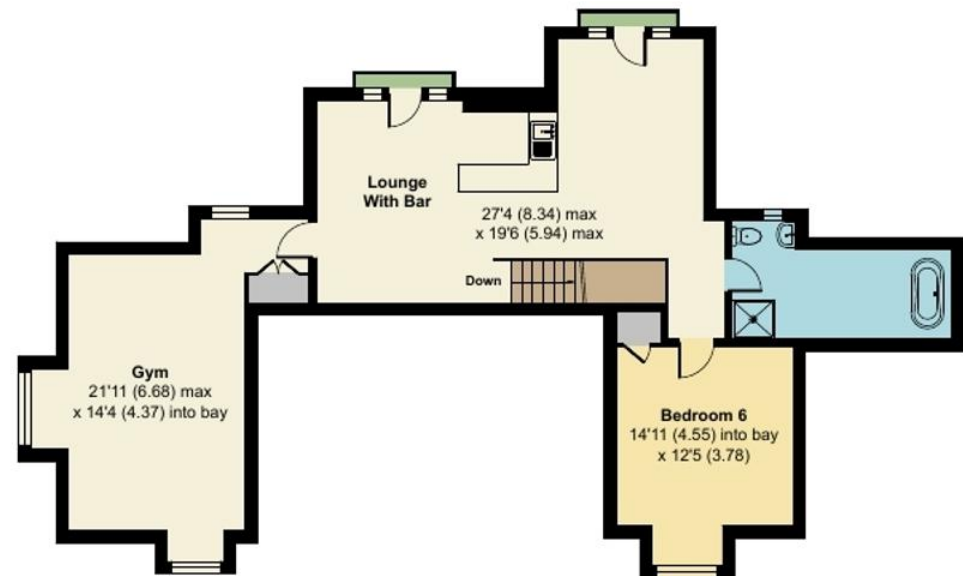
First Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Local Authority: Reigate and Banstead B C
 Council Tax Band: H
 All mains services
 Broadband: Part fibre broadband available
 To the best of our knowledge on production of this brochure



Second Floor

