



Winscombe Court, Kingswood

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Fourteen luxury new apartments and penthouses in this prestigious Surrey village.

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Photos are for sample purposes

**Winscombe Court
Furze Hill
Kingswood
KT20 6EP**

Kingswood Village location London 17 miles
Banstead 4 miles Reigate 6 miles Epsom 6 miles
London by rail 40 minutes from Kingswood Station
M25 (Junction 8) 5 minute drive

A prestigious development of fourteen new 2-bedroom apartments furnished with contemporary luxury, enjoying privacy and excellent accessibility, on the edge of the village.

A choice of options from ground floor apartments with private gardens to spacious penthouses with huge, covered balconies, this exclusive development holds a broad appeal.

Two Bedroom apartments from £750,000

Penthouses from £1,195,000

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

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Ground and First Floor Apartments;

- Entrance Hall ▪ Cloakroom ▪ Living – Dining - Kitchen ▪ Utility Room
- Two Bedrooms with Ensuites ▪ Almost all have Private Terrace and Garden or Balcony

Penthouses;

- Entrance Hall ▪ Cloakroom ▪ Living – Dining - Kitchen ▪ Utility
- Two Bedrooms with Ensuites, Dressing Room to Principal, Study/Bedroom 3
- Large covered Roof Terrace

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Recently completed by Kentish Projects, these fourteen, 2-bedroom apartments are arranged over two handsome buildings in a private gated setting. Each building comprises three ground-floor apartments, each with private terrace and garden, three first-floor apartments, almost all with balconies and a substantial penthouse apartment with large, covered roof terrace and private lift access.

All apartments have two double bedrooms with ensembles, a large open-plan living room and kitchen, utility room and guest cloakroom. The kitchens have been fitted to an exceptional standard in contemporary style, fully integrated to include Siemens ovens and Bora induction hobs with downdraught extractors. Bathrooms are similarly luxurious with a crisp, modern style and the apartments feature underfloor heating powered by Keston gas boilers and pressured hot water systems.

Most apartments include broad spans of bi-folding doors and there are fitted wardrobes to principal bedrooms, both penthouses have walk-in dressing rooms, fitted with a wealth of storage. Both penthouses feature direct, secure lift access to their hallways and both have a study which could serve as an additional bedroom if needed.

Externally all apartments have use of the communal garden and there are allocated carport spaces, each with power supplied for an EV charging station, all behind the privacy and security of automated entry gates.



Undoubtedly one of Surrey's most exclusive villages, Kingswood provides the perfect location.

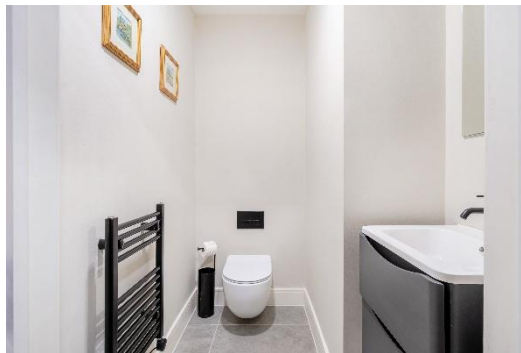
Kingswood Station is within just a few minutes' walk, offering regular services to London Bridge and Victoria and the village offers local shopping and the Kingswood Arms gastro pub.

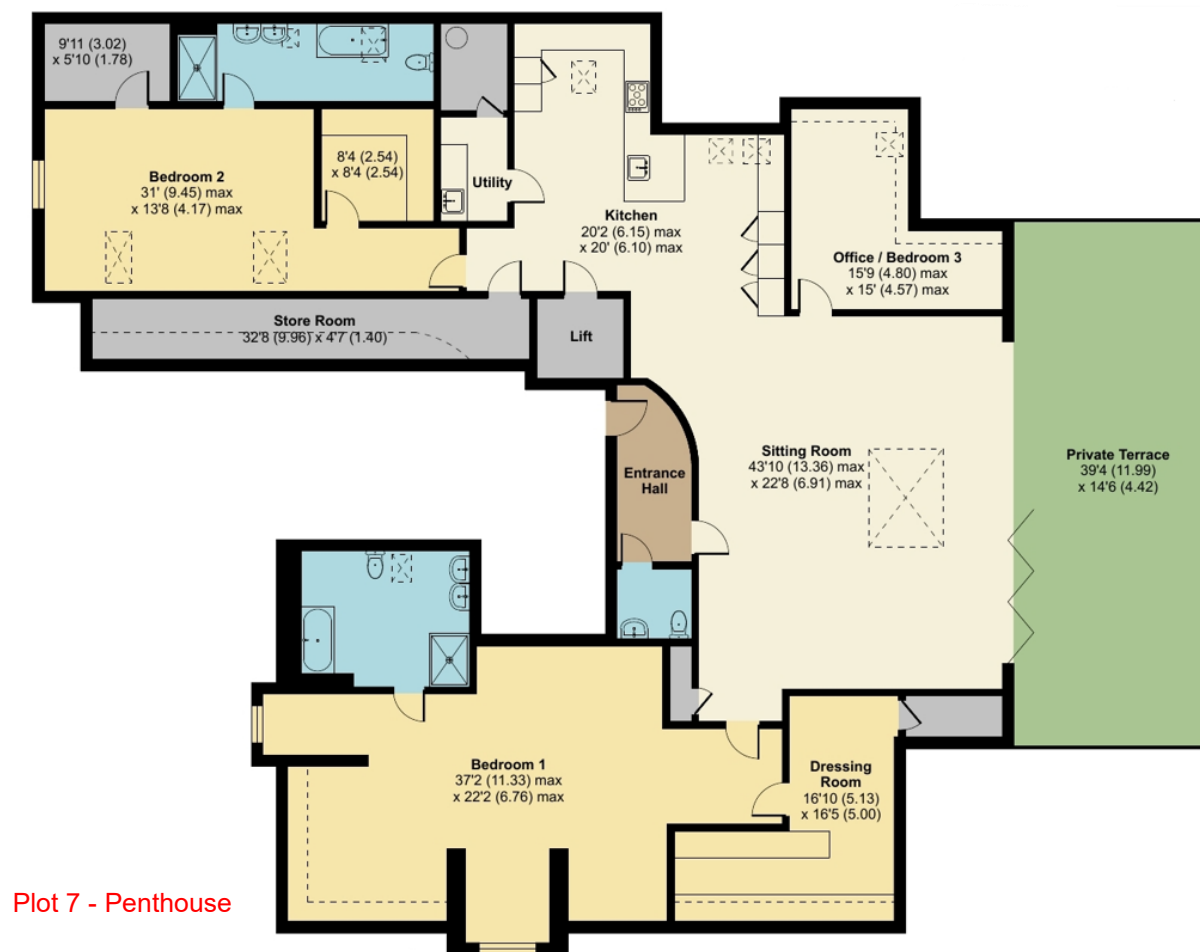
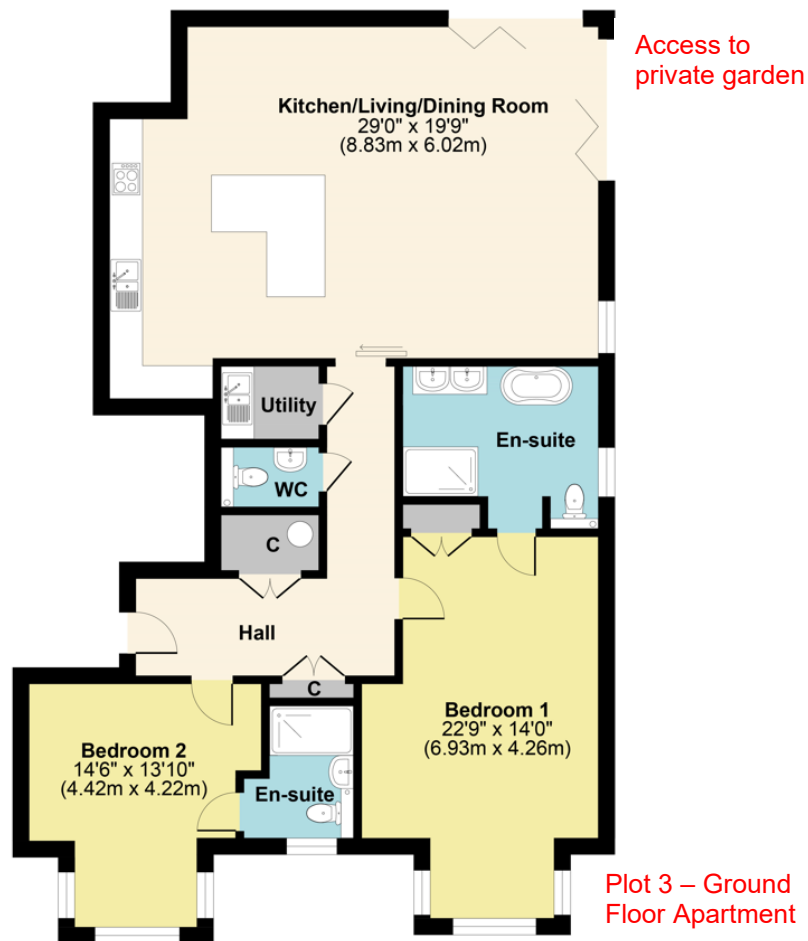
For more diverse shopping and restaurants, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow (40 mins) and Gatwick Airport (20 mins) as well as the coastal ports and 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 such as Whitgift 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.

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The many features of these exceptional apartments include:

- Kingswood Village location with less than 5 minutes' walk to the station
- Underfloor heating and pressurised hot water powered by Keston boilers
- Utility rooms with fitted sinks and work surfaces
- Allocated carport parking spaces with provision for EV charging points
- Now build-complete and ready for occupation

- Luxury fully integrated kitchen with Siemens and Bora appliances
- Modern bathrooms with backlit vanity mirrors and black-accented sanitary-ware
- Private terraces and gardens and communal grounds with gated entrance
- Lift access to all floors and private, secure lift access to the penthouses
- Quality fitted wardrobes and dressing rooms to the penthouses

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.

Tenure: New 999-year lease and share of Freehold

Service Charges: From £1557 to £2575 per annum

Local Authority: Reigate and Banstead Borough Council. Council Tax Band: tbc

Broadband: Ultrafast Full Fibre

All mains services

To the best of our knowledge on production of this brochure

Availability and Prices

1	Ground Floor - Private Garden - Car Port & Parking Bay	1420 sq ft	Not yet available
2	Ground Floor - Private Garden - Car Port & Parking Bay	1367 sq ft	£850,000
3	Ground Floor - Private Garden - Car Port & Parking Bay	1356 sq ft	£875,000
4	First Floor - Communal Gardens - Car Port & Parking Bay	1420 sq ft	Not yet available
5	First Floor - Private Balcony - Car Port & Parking Bay	1367 sq ft	Not yet available
6	First Floor - Private Balcony - Car Port & Parking Bay	1356 sq ft	Not yet available
7	Penthouse - Private Roof Terrace - Two Car Ports	3248 sq ft	Not yet available
8	Ground Floor - Private Garden - Car Port & Parking Bay	1323 sq ft	£750,000
9	Ground Floor - Private Garden - Car Port & Parking Bay	1506 sq ft	Not yet available
10	Ground Floor - Private Garden - Car Port & Parking Bay	1399 sq ft	Not yet available
11	First Floor - Communal Grounds - Car Port & Parking Bay	1323 sq ft	£825,000
12	First Floor - Private Balcony - Car Port & Parking Bay	1506 sq ft	Not yet available
13	First Floor - Private Balcony - Car Port & Parking Bay	1399 sq ft	Not yet available
14	Penthouse - Two Private Roof Terraces - Two Car Ports	3067 sq ft	£1,195,000

All apartments will have a 999 year lease and the Freehold will be jointly owned
Service Charges will range from £1,557 to £2,575 per annum
A non-refundable fee of £5,000 will be required to reserve any apartment.

For further information and your appointment to view, please contact

Richard Saunders and Company, Kingswood 01737 360000 kingswood@richardsaunders.co.uk

