



Contemporary sophistication on the edge of the village

exclusive to

SAUNDERS

richardsaunders.co.uk

**Ballantyne Drive
Kingswood
KT20 6EA**

London 17 miles
Kingswood Village ¼ mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

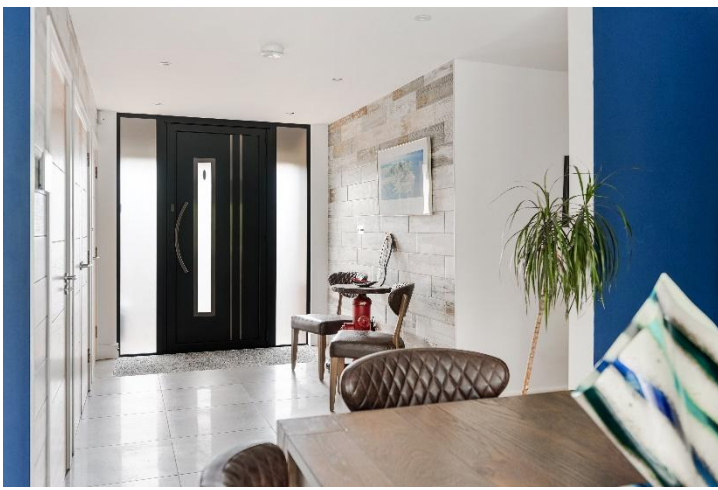
This outstanding and totally unique modern house has a peaceful location in this close on the edge of the village, and yet offers remarkable accessibility.

A chic and contemporary home of almost 4,000 sq ft with a bright and versatile interior design.

Guide Price £1,450,000

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room - Dining Room
- TV / Media Room ■ Study ■ Kitchen – Breakfast Room
- 4 Bedrooms and 3 Bathrooms including Principal Suite ■ Store Room or Bedroom 5
- Double Garage ■ Frontage of some 77' with driveway parking
- Rear Garden of around 88'(w) x 35'(d)
- Detached Home Office / Gym / Studio ■ Oak-framed Gazebo

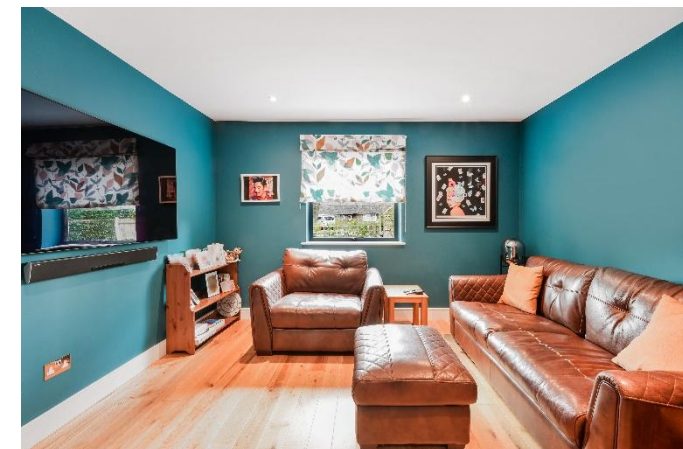


Originally built around 1989, this property has been transformed by the current owners. Re-imagined and extended, this impressive detached house was effectively newly built around 2019.

Beautifully fitted throughout, the property has a crisp, contemporary finish. There are three bi-fold doors to the rear, each leading to the decked terrace and garden, offering up perfect spaces for entertaining friends and family. The gardens are small and easily maintained with plenty of parking on the frontage in addition to a double-width garage. The addition of a detached home office/studio/gym is also a feature.

Designed without compromise, the interior is spacious and bright, offering tremendous versatility, easily providing up to five bedrooms if preferred. This includes a ground floor double bedroom and bathroom for those needing stair-less access. Otherwise, there are generous living spaces including a vaulted sitting – dining room with wood-burning stove. The kitchen is bespoke fitted, including quartz-granite surfaces and integrated appliances and there's room for informal dining too.

A superb and totally unique home, viewing is strongly recommended.





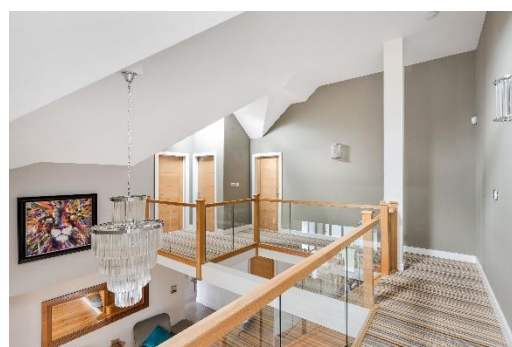
Enjoying a private location towards the end of this quiet close, the property is within just a few minutes' walk of Kingswood Village and Station.

The village 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.

Kingswood 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.





FIRST FLOOR

TOTAL FLOOR AREA

3,917 SQ FT / 363.8 SQ M



GROUND FLOOR

The many features of this fine home include:

- Bright and contemporary home of almost 4,000 sq ft
- Double glazing and gas central heating
- Oak finish flooring to many rooms
- Vaulted sitting room, wood burning stove
- Three sets of bi-fold doors lead out to the terrace
- Bespoke fitted kitchen with quartz-granite surfaces
- Easy access ground-floor bedroom and bathroom
- Vaulted principal bedroom with dressing room and ensuite
- Neat, easily maintained gardens
- Edge-of-village, cul de sac location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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: G

Broadband: Full Fibre 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.

