



Recently finished to a high standard with great provision for everyday life

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**Forest Drive  
Kingswood  
KT20 6LQ**

London 17 miles  
Kingswood Village ½ mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
*All times and distances are approximate*

Located in one of Kingswood Village's most popular roads, this recently finished modern house offers plentiful and flexible space for the modern family.

The large reception rooms, high ceilings and landscaped gardens especially suit for entertaining in grand style. To fully appreciate the quality and scale of the finish an internal viewing is highly recommended.

**Offers invited in excess of £2 million**

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

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**Ground Floor**

- Entrance Hall ■ Drawing Room ■ Kitchen - Sitting - Dining Room ■ Office

**First Floor**

- Four Bedrooms, each with ensembles ■ Dressing Room to Principal Bedroom

**Lower Ground Floor**

- Entertainment - Reception - Dining Room ■ Fifth Bedroom ■ Shower Room

- Broad Frontage with off-street parking for numerous cars ■ Landscaped Rear Garden
- In all, around 0.45 Acre



This handsome modern detached house was finished in 2022 to a high standard in a sleek contemporary style with large windows and high ceilings throughout. The central hallway and galleried landing are rendered in grand proportions with glass balustrade and a bold modern staircase gives a suitable first impression. The drawing room and study come off the hall to the front and are generously proportioned. Across the back of the ground-floor is a large open-plan kitchen-sitting-dining room which is perfect for family living, the kitchen is a sleek and contemporary style with Aran units, Siemens appliances and granite work-surfaces.

The lower ground floor is a perfect space for entertaining with bi-folding doors on the rear patio and a fitted kitchenette being of particular interest. Further to this, the fifth bedroom is located on this level with a modern shower-room which could provide for the lower ground floor being a semi-independent living space, the bedroom would otherwise suit as a gym room.

The four bedrooms on the first floor are all large doubles, each with en-suites, the principal room is notably sizable with a fitted dressing room. Externally, the landscaped rear garden is naturally secluded with further space to the side of the house, the front drive provides parking for numerous cars, in all some 0.45 acre.







In an elevated position with lovely woodland views, the property has a sought-after private-road location in one of Surrey's most exclusive residential areas.

Under half a mile away, Kingswood Village offers local shopping 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.





## TOTAL FLOOR AREA

4,472 SQ FT / 415.46 SQ M

The many features of this fine home include:

- Popular Kingswood village location
- Galleried central hall with glass balustrade and contemporary open backed stairs
- Contemporary kitchen with granite surfaces and 'Aran Cucine' cabinets
- Lower ground floor perfect for entertaining with bifolding doors to garden and kitchenette
- Naturally secluded plot of some 0.45 acre
- Driveway parking for numerous cars with provision for electric gates
- Four large double bedrooms with a potential fifth
- Large principal suite with dressing room and en-suite bathroom
- Underfloor heating to ground and lower ground floors
- Remains of 10 year new build warranty

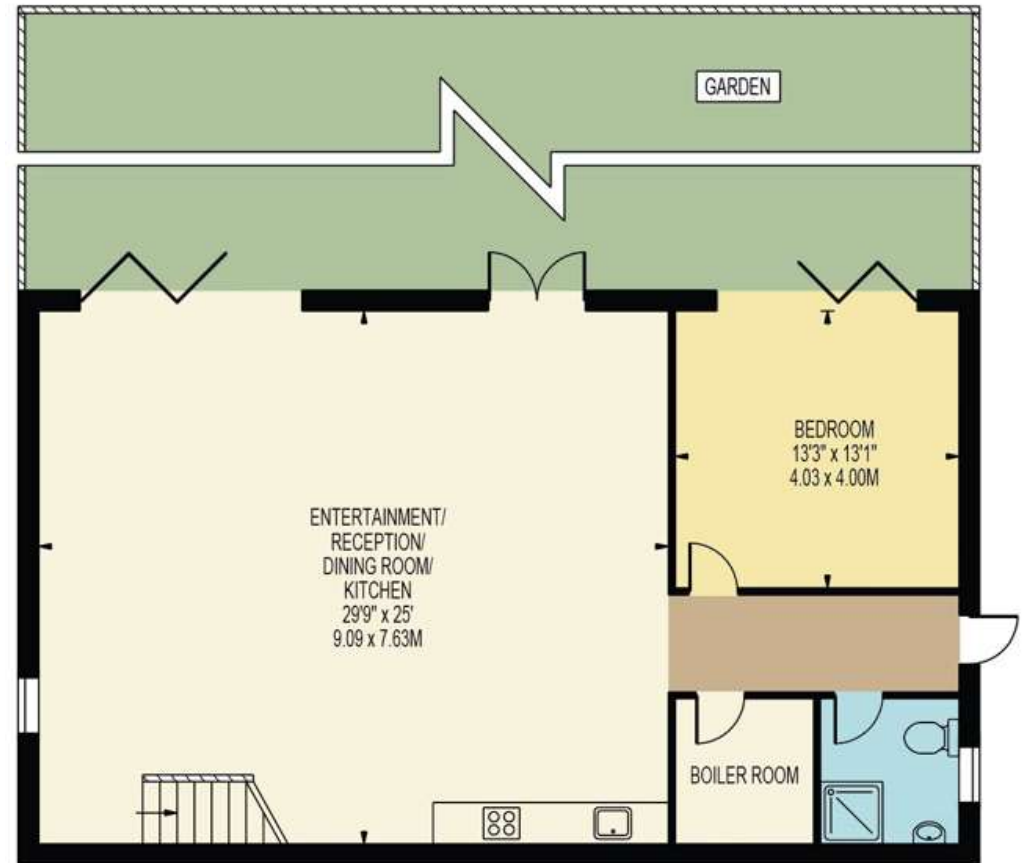
Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Lower Ground Floor

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Tenure: Freehold  
 Local Authority: Reigate and Banstead Council  
 Council Tax Band: TBC  
 All mains services  
 FFTP

To the best of our knowledge on production of this brochure



