



Luxury and sophistication in this private, semi-rural location

exclusive to

SAUNDERS

richardsaunders.co.uk

Lovellands Lane Lower Kingswood KT20 6XG

London 19 miles
Reigate 4 miles Banstead Village 5 miles
Merstham Station to London: 35 minutes
Reigate Station to London: 55 minutes
M25 (Junction 8) 1 mile
All times and distances are approximate

This outstanding new home is set in almost half an acre, backing onto fields and enjoying tranquillity in this no-through private lane.

A truly exceptional modern detached house of around 3,300 sq ft, re-imagined, extended and wholly refurbished by the renowned Lime Group to their customary high standard.

Offers in Excess £1,895,000

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

kingswood@richardsaunders.co.uk



- Enclosed Porch ■ Entrance Hall ■ Cloakroom ■ Sitting Room ■ Study
- Family Room ■ Kitchen – Dining Room ■ Utility Room ■ Boot Room
- 5 Bedrooms, 4 Bath/Shower Rooms including Principal Suite and 2 further ensembles
- Principal Suite also includes a Dressing Room and Roof Terrace
- Double Garage ■ Frontage of some 70' ■ Some 150' x 80' Rear Garden
- In all, around 0.45 Acre



Individually designed to reflect the utmost in contemporary style and to cater for today's family needs, this spacious house has a bright interior with the benefit of large windows and views over its gardens and field beyond. To the front, a carriage driveway provides parking and there is a double-width garage and EV charging point.

Complete with underfloor heating, the ground floor features three living rooms in addition to the spectacular handmade kitchen – dining room with bespoke fitted 'Shaker' style cabinets, white quartz-granite surfaces and bar. The high quality appliances include a Rangemaster range cooker and American-style fridge freezer. Bi-fold doors lead out onto the West-facing terrace and garden, creating perfect indoor/outdoor entertaining space for those who like to host. There is also a separate utility room and cabinet-fitted boot room, pre-requisite for this country setting.

The principal suite features a dressing room, roof terrace and luxury ensuite shower room and two of the four further bedrooms have ensuites in addition to the family bathroom, all individually styled with a crisp and contemporary finish.

Available with no onward chain, the house comes with a 10-year build warranty.



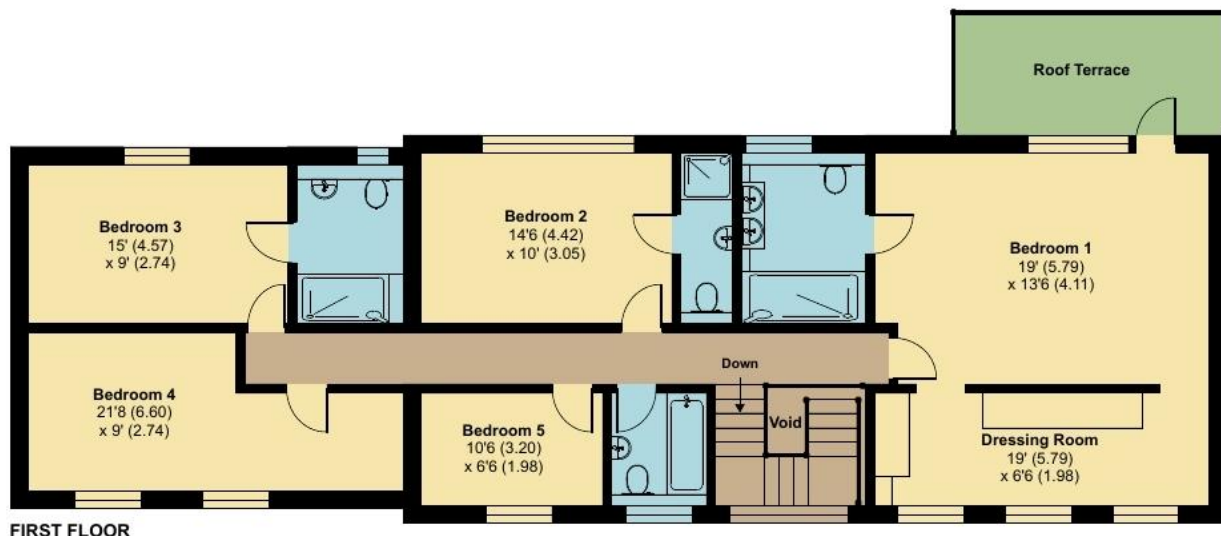


The property has a tranquil, semi-rural setting in this quiet, no-through lane and yet it offers remarkable accessibility. Within just a few minutes' drive at Reigate Hill (J8), the M25 gives access to the nation's motorway network bringing Gatwick within 15 minutes and Heathrow within 35 minutes. The coastal ports and Eurotunnel are easily reached. There are rail stations at nearby Reigate, Merstham and Kingswood.

Lower Kingswood has local shopping whilst Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Some of Surrey's finest schools are available locally including Kingswood Primary School, Reigate Grammar, The Hawthorns School and Nursery, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep.

High on the Surrey Hills, this location is encompassed by wonderful open countryside including the renowned beauty of Colley Hill, Reigate Hill, Gatton Park and Walton Heath, ideal for walks, cycling, running and horse riding with several liverys nearby. There are also many venues for almost every conceivable sport, leisure and cultural pursuit including several golf courses, private gyms, Banstead Sports Centre, and many pubs, restaurants, local theatre and cinema.





TOTAL FLOOR AREA

3,296 SQ FT / 306.1 SQ M



The many features of this exceptionally fine home include:

- Luxury bespoke fitted 'Shaker' style handmade kitchen cabinets
- Quartz-granite surfaces and high quality appliances
- Luxury bathrooms and shower rooms
- New gas central heating with underfloor heating to ground floor
- New double-glazed windows with bespoke-colour frames
- Contemporary bespoke joinery throughout
- Engineered oak wood, carpeted and limestone flooring
- Ten year build warranty
- Wireless security alarm
- Carriage driveway, parking for several cars and double garage
- Lovely, West-backing garden and views over fields
- Tranquil, semi-rural location in a Private no-through lane
- Available with no onward chain

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 Broadband: Superfast Fibre Broadband available
 All mains services

To the best of our knowledge on production of this brochure

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

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.

