



Combining rural charm and high-specification living

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Lovelands 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

Set in semi-rural tranquillity, this pretty detached house offers every modern convenience a family may need.

With generously proportioned rooms, beautifully fitted bathrooms and a modern kitchen, there is much to appeal to an incoming owner and an internal viewing is heartily recommended.

Price £1,750,000

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

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- Entrance Hall ▪ Cinema Room ▪ Sitting Room
- Kitchen - Dining Room ▪ Study/Library ▪ Cloakrooms
- 5 Double Bedrooms ▪ 4 Bathrooms
- Laundry Room ▪ Double Garage
- Level Plot, in all some 0.4 acre



This charming family home has been completely renovated and comprehensively expanded in recent years by the current owner. Every aspect of this property has been closely considered with quality of life in mind, the house has been wired up for smart home integration driven by a Control4 system where the lights, sound system, blinds, heating, gates and even the front door can be operated from your mobile device.

The kitchen has a clean contemporary design with integrated appliances and an induction hob, and behind glass doors is a stunning display pantry. Aside from the kitchen - dining room there are 3 further reception rooms with flexibility to suit an incoming owners needs.

Upstairs there are five large bedrooms, each with direct access to a bathroom, and there is a wealth of storage offered. The fitted laundry room on the second floor suits family living whilst the double garage is complete with a wine cellar and inspection pit.

Externally there is a naturally secluded rear garden and gated front garden with sweeping drive, in all the level plot encompasses 0.4 acre.





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.

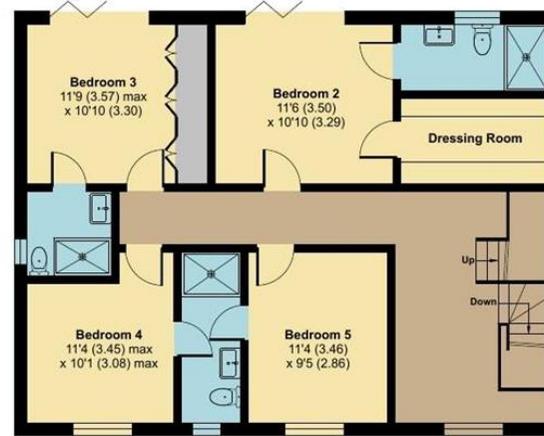
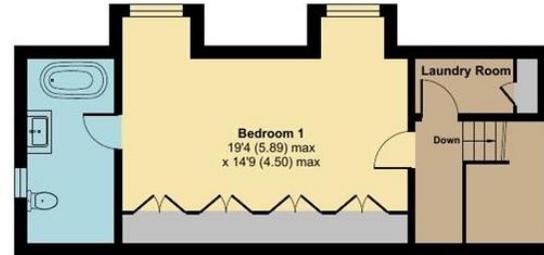
Lower Kingswood has local shopping whilst Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Some of Surrey's finest schools are available locally including Kingswood Primary School, Reigate Grammar, The Hawthorns School and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



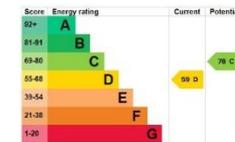
Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: F
 Broadband: FFTC
 Services: All mains services are connected
 To the best of our knowledge on production of this brochure

TOTAL FLOOR AREA
3,405 SQ FT / 316.3 SQ M



The many features of this fine home include:

- Idyllic semi-rural location
- Control4 smart home integration
- Garage and gated driveway parking
- Beautifully fitted contemporary kitchen with separate pantry
- Secluded front and rear gardens
- Underfloor heating and air conditioning to all principal rooms
- Backing onto fields
- 5 large double bedrooms
- In all 0.4 acre
- Full-width balcony



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