

Available for the first time in almost 40 years

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**Forest Drive
Kingswood
KT20 6LN**

London 17 miles
Kingswood Village 0.7 mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Individually designed and beautifully presented, this detached family house is set on a spacious garden plot approaching half an acre.

The house has an impressive 120' frontage onto this private avenue, just a few minutes' walk of the village and station.

Offers in excess of £1,250,000

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Sitting Room ■ Conservatory ■ Dining Room
- Study ■ Kitchen - Breakfast Room ■ Utility Room
- 4 Bedrooms, Bathroom and 2 Shower Rooms including Principal and Second Suites
- Large Double Garage ■ External Storeroom
- Some 120' Frontage ■ Around 100' x 95' Rear Garden
- In all, around 0.43 Acre



Individually designed and built in the 1950's, this house has traditional character and is situated on a broad, secluded plot with spacious gardens.

The sweeping driveway allows for ample parking for several cars in addition to its large double garage, which can house three cars and beneath which there is a useful basement storeroom. There is also a separate large parking bay at road level providing space for a motorhome, trailer or boat.

The interior is notably bright with large windows which overlook both the front and rear gardens. Extended and refurbished, the house now has a perfect balance of family accommodation including three good-size living rooms and a kitchen-breakfast room with space for informal dining.

There are four double bedrooms, two of which have ensuites in addition to a large family bathroom with bath and separate shower. This property also offers its next owners plenty of scope for further extension, subject to usual consents.

Make your viewing appointment through the sole agents, Richard Saunders at Kingswood.





Regarded as one of Surrey's most sought-after locations, Kingswood Village offers an ideal blend of country village charm and excellent accessibility, just 17 miles South of London.

In a quiet private avenue, this property is situated within a mile of the village with its commuter rail services to London, 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 and the A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports, the coastal ports and Channel tunnel.

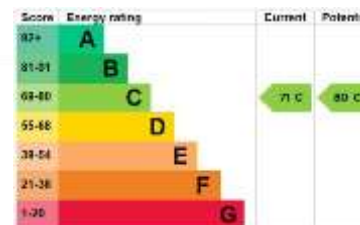
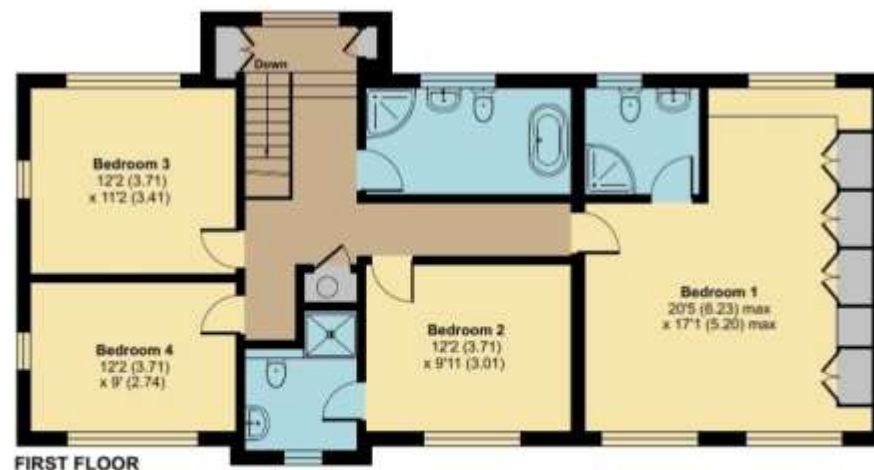
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

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, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



TOTAL FLOOR AREA

2,876 SQ FT / 267.1 SQ M



Tenure: Freehold

Local Authority: Reigate and Banstead B C

Council Tax Band: G

Broadband: Full Fibre Broadband available

Services: All mains services are connected

To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Very large double garage with space for workshop
- Broad frontage and driveway parking for several cars and motorhome
- Mostly level, secluded rear garden with storeroom
- Four double bedrooms, two ensembles and family bathroom
- Spacious living rooms, conservatory and study
- Natural wood 'Shaker' kitchen with granite and appliances
- Replacement double-glazing and gas central heating system
- Perfect for walkers and dog-owners, just moments from open countryside
- Exclusive Kingswood location within walking distance of the village
- Available for the first time in almost 40 years, and with no onward chain

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.

