



A former Show Home, available for the first time in over 40 years

exclusive to

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Kingswood KT20

London 18 miles
Kingswood Village 1.5 miles
Reigate 3 miles Banstead Village 4 miles
London by rail 40 minutes
M25 (Junction 8) 2 miles
All times and distances are approximate

Coming to the market for the first time since it was built, the former Show Home of this prestigious Prowting Homes development located on the southern edge of the village.

Now available with no chain, an excellent modern house with a spacious ambiance and offering potential for extension and updating.

Price £1,095,000

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Family Room
- Kitchen – Breakfast Room ■ Utility Room
- 4 Bedrooms and 2 Bathrooms including the Principal Suite
- Double Garage ■ 120' Frontage with Driveway Parking
- Some 80' x 75' Rear Garden
- In all, around 0.27 Acre



When Prowting Homes built the first phase of their Kingswood Court development in 1984, our clients didn't hesitate in choosing the Show Home due to its high ceilings, superior finish and attractive corner location.

The house features a spacious entrance hall with elegant staircase and the three living rooms include a triple aspect sitting room with classical style fireplace. The high-quality kitchen has been impeccably maintained and includes appliances. On the first floor, there are four double bedrooms, each with built-in wardrobes and there's an ensuite bathroom in addition to the family bathroom.

There is ample driveway parking in addition to the double-width garage and the bold corner location affords a particularly secluded rear garden with wrap-round terrace. The house now offers its next owners ample scope for extension and refurbishment in this high-value part of the Surrey Downs.

Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Kingswood 01737 360000



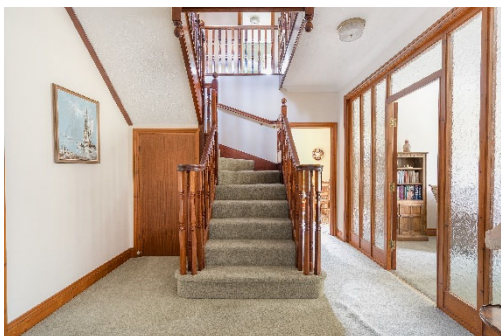
The property has a secluded, tucked-away setting at the end of this close on the southern edge of Kingswood.

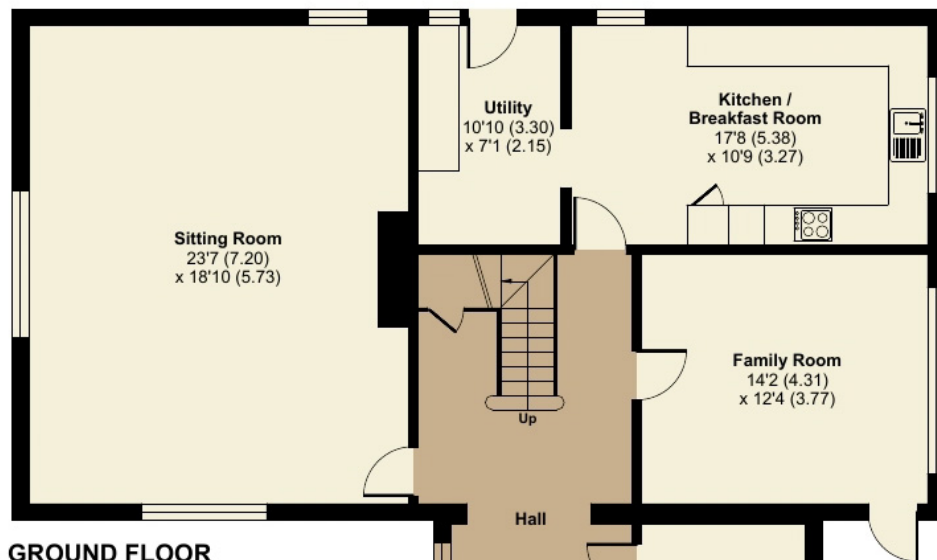
Kingswood Village is just over a mile away and offers local shopping, restaurants and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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.

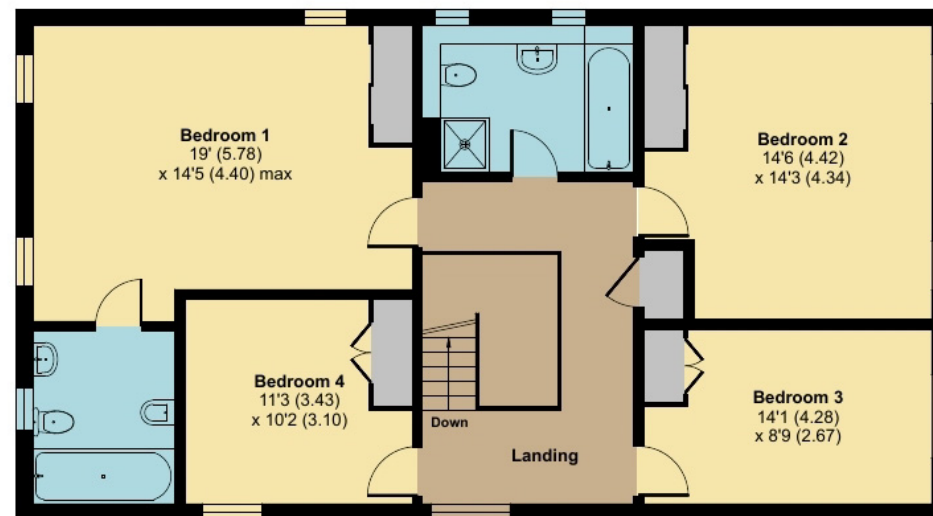
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

This location 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.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

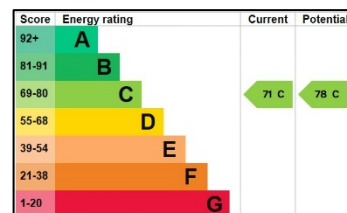
2,711 square feet
251.8 square metres

The many features of this fine home include:

- Unspoiled condition with plenty of potential
- Particularly spacious ambiance, high ground-floor ceilings
- Reception hall with elegant staircase and gallery landing
- Built-in wardrobes to all four double bedrooms
- Ensuite and family bathrooms, perfect for re-fitting
- Triple aspect sitting room with classical style fireplace
- Oak fitted kitchen with space for breakfast table
- Double width garage with scope to extend above s.t.p.p.
- Secluded rear garden with a wrap-round terrace
- Gas central heating and double glazing
- Sought-after Kingswood location, easy reach to the M25
- Available with no onward chain

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services

To the best of our knowledge on production of this brochure



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