



Cottage character in this desirable Kingswood location.

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Forest Drive Kingswood KT20

London 17 miles
Kingswood Village 0.3 mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Set back from this private road, a charming semi-detached house with cottage character set in almost half an acre.

Although enhanced in recent years, the house now requires some repair and refurbishment to bring it back to a suitable standard.

Price £750,000

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

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- Porch ▪ Entrance Hall ▪ Shower / Cloakroom ▪ Sitting Room
- Open plan Kitchen-Dining-Family Room
- 3 Bedrooms ▪ Ensuite Bathroom ▪ Family Bathroom with Shower
- Some 80'w x 160'd Frontage with Gated Entry ▪ Garage
- Around 100'd x 70'w Rear Garden with Swimming Pool (currently decommissioned)
- In all, around 0.47 acre



Set behind a deep frontage with natural privacy and approached over a gated, long driveway, this semi-detached cottage blends with the idyllic setting with some views to the rear over fields.

Built by Costain in the 1920's, the house has been renovated in the last 10 years to offer modern conveniences ideal for family living. The property is well finished but now requires some repair and refurbishment to bring the property back up to a high standard. This offers potential for its next owners to carry out further enhancements to befit this high-value location.

The kitchen-dining-family room is a standout feature with bi-folding doors overlooking, and opening on to, the rear garden with further natural illumination provided with roof-lights. The kitchen is furnished with clean, contemporary Shaker-style cabinetry and a 'waterfall' work surface finished in marble.

The three bedrooms are all doubles and well proportioned, served by two luxury-fitted bathrooms. The gardens to front and rear are spacious and include a swimming pool which is currently decommissioned.

Arrange your viewing through the sole agents on 01737 360000



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 half 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.

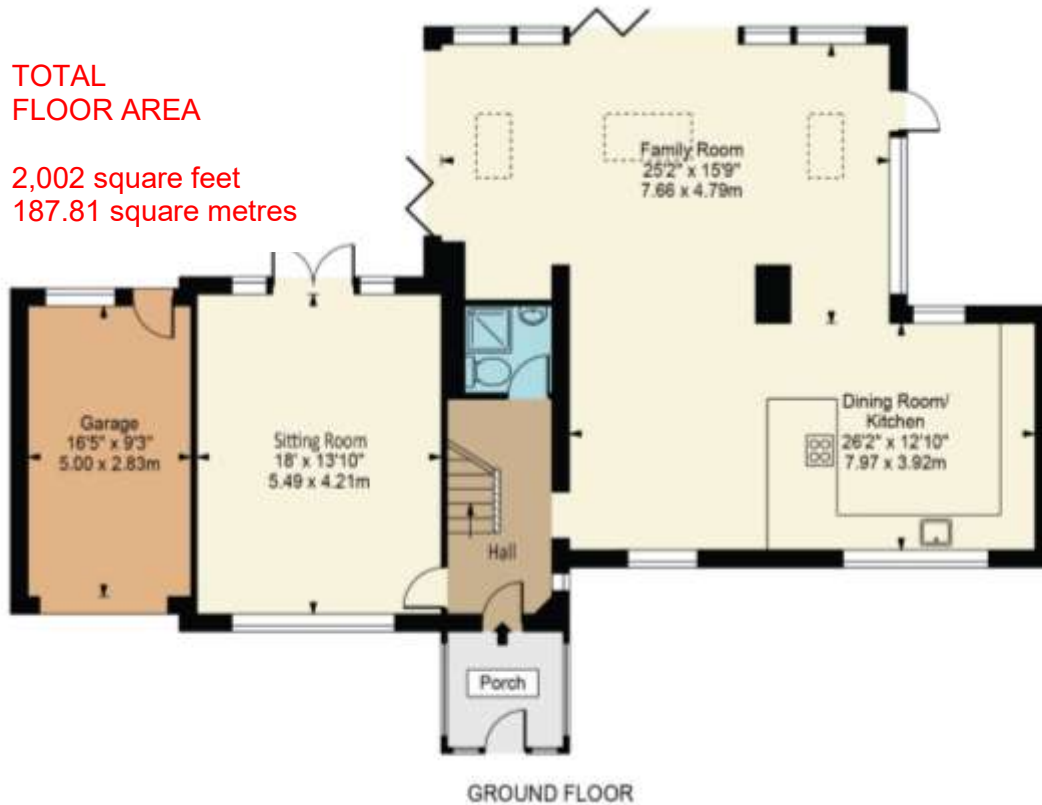
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

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**

2,002 square feet
187.81 square metres

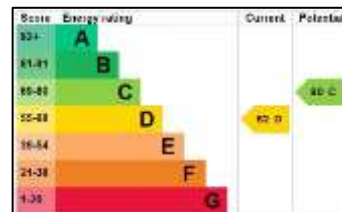


The many features of this fine home include:

- Prestigious, private-road location near to the village
- Spacious open plan kitchen-dining-family room
- Attractive Shaker-style kitchen with marble surfaces
- Integrated appliances (not tested)
- Three good-sized bedrooms on the first floor
- Luxury-fitted ensuite and family bathrooms
- Gated, deep frontage with extensive parking space
- Large, secluded gardens to front and rear
- Much potential for further enhancement
- 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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