



Family living, in a quiet tucked-away location

exclusive to

SAUNDERS

richardsaunders.co.uk



Kingswood KT20 6

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Set within a wealth of natural privacy on its own quarter of an acre plot, this five-bedroom family home comes to the market for the first time in 30 years.

Offered with no onward chain, this property presents a fantastic opportunity for an incoming owner to create a space that reflects their needs.

Price £1.25 million

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ Study
- Kitchen – Breakfast Room ■ Utility Room
- 5 Bedrooms and 3 Bathrooms including Principal and Second suites
- Double Garage ■ Driveway Parking for multiple cars
- Rear Garden extending to some 60' x 80'
- In all, around 0.26 Acre



This detached five-bedroom home is one of just five built by renowned builders Prowting in the late 1980's in this idyllic close. The property is well designed and suited for families with all five bedrooms being doubles, each with built-in storage. The principal and second bedrooms have en-suites bathrooms with the three further bedrooms serviced by the family bathroom.

The ground floor is well laid out for entertaining with the large dual-aspect Sitting Room with inglenook-style fireplace being of particular note. The Kitchen-breakfast room is suited for daily living with a separate utility room, the dining room is of ample proportions and is set opposite the study.

Externally the rear garden extends to some 60' by 80' and is well stocked with mature shrubs providing natural privacy, a large deck extends from the sitting room providing further entertainment space. The driveway provides ample parking in addition to the large double garage; a gate could be erected at the front boundary to provide further privacy and security.

Due to the owners' relocation, this fine home is now available with no onward chain.



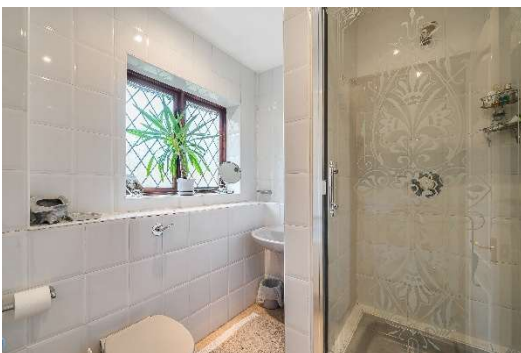


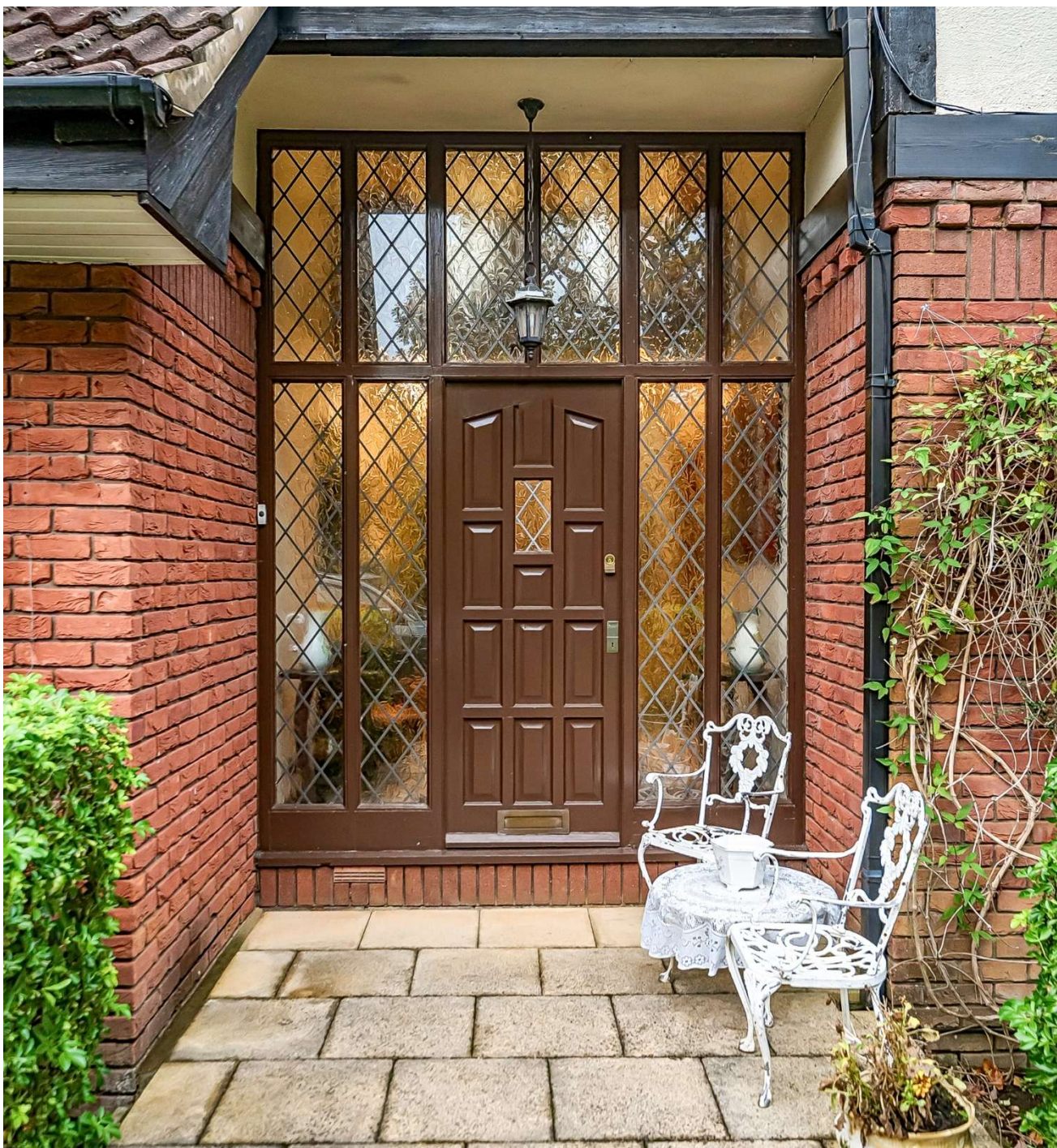
Hemlock Close is a quiet cul-de-sac set to the rear of this well-regarded development. A footpath running from the close through to Woodland Way behind means rail services are a short walk as are the bus services along the Brighton Road

This property is around a mile from Kingswood Village Parade and Station with commuter rail services to London, local shopping and the Kingswood Arms gastro-pub just moments away.

For more diverse shopping and restaurants, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow (40 mins) and Gatwick Airport (20 mins) as well as the coastal ports and Eurotunnel. 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.

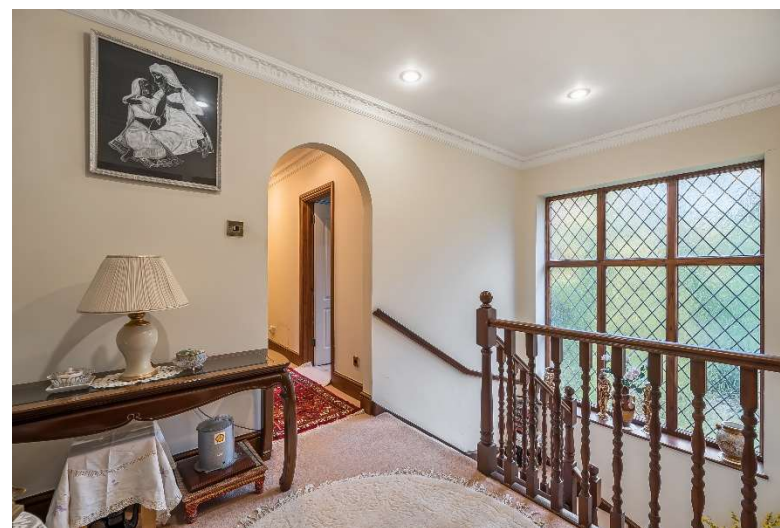
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Beaverbrook Hotel and Golf Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.

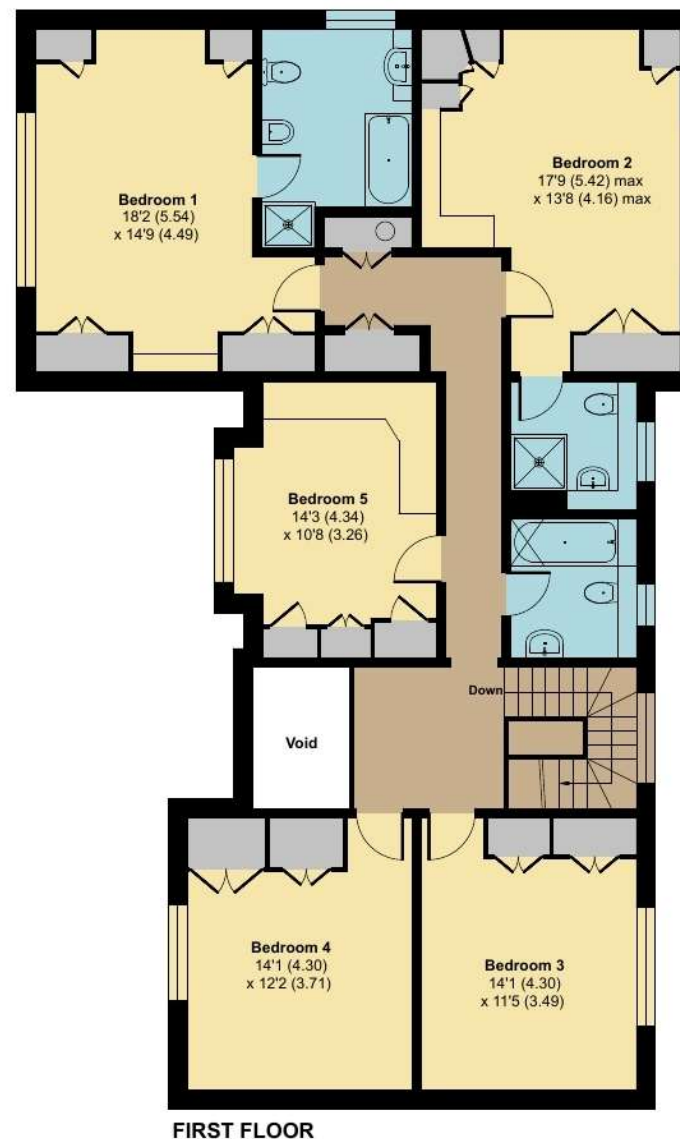




The many features of this fine home include:

- In total, some 2,898 sq ft
- Quiet cul-de-sac location
- 24' Sitting Room with feature fireplace
- Less than a mile's walk to Kingswood Station
- Wealth of storage
- Five Bedrooms, all generous doubles
- En-suite bathrooms to two bedrooms
- Large Double Garage
- Ample driveway parking
- Available with no onward chain





TOTAL FLOOR AREA

2,568 square feet (2,898 inc. Garage)
238.5 square metres (269.1 inc. Garage)

Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: G
All mains services
Broadband: Full Fibre broadband available
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

