



In the heart of Kingswood Warren, a perfect home for family and entertaining

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Kingswood KT20

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 in secluded, leafy grounds, this substantial detached house enjoys privacy and security in the exclusive Kingswood Warren.

A fabulous and extensive home of 5,790 sq ft in total and with so much to offer, ideal for family and perfect range of facilities for entertaining and working from home.

Price £2.6 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Reception Hall ■ Cloakroom
- Drawing Room ■ Dining Room ■ Study ■ Conservatory
- Family Room ■ Kitchen – Breakfast Room ■ Utility and Boot Room

- 5 Bedrooms and 3 Bathrooms including Principal and Second suites
- The Principal Suite features a Dressing Room and Roof Terrace
- Annexed Home Office ■ Gym ■ Outbuildings ideal for Studio or Entertaining

- Double Garage ■ Around 100' Frontage
- Rear Garden extending to some 200' x 100'
- Heated Swimming Pool ■ Outside Entertaining area

- In all, around 0.7 Acre



Like so many in this desirable residential location, this property is set in an unspoiled garden plot which is level, landscaped and naturally secluded from its neighbours. The owners have very much enjoyed their time here, adding an excellent outside covered sitting and dining area with bar and kitchen where they would entertain their family and friends. There is also a large, heated swimming pool with changing and shower facilities and a party room, all encompassed by immaculate lawns and mature shrubs.

The house has spacious living areas which includes a contemporary sitting room and cinema, rooms for formal and informal dining and choice between a fitted study or a recently built office annexe, custom-fitted and including a fireplace. The kitchen includes a full range of integrated appliances. On the first floor, there are five bedrooms and three bathrooms including an impressive principal suite that has a dressing room, private bathroom and roof terrace with lovely views over the gardens.

The broad frontage has two pairs of automated double gates and a sweeping driveway which provides ample secure parking in addition to the large double garage.

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

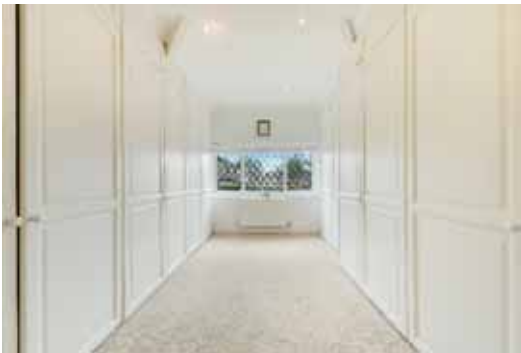


Recognised as one of the most desirable places to live on the Surrey Downs, the winding, private lanes of Kingswood Warren provide an ideal location for substantial and prestigious homes in spacious leafy gardens. Kingswood Warren also benefits from the opportunity to have 24/7 security patrol from Knights Security.

This property is around a mile from Kingswood Village 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 5,790 sq ft of living space
- Excellent outside living and entertaining areas
- Spacious kitchen, bespoke fitted and with space for family dining
- A choice of living spaces including
- Formal drawing room with classical fireplace
- Stylish family room with bespoke furniture and bi-fold doors
- Spacious utility and boot room with direct access to garage
- Six double bedrooms and seven luxury bath / shower rooms
- Gym or media / games room, or as part of a separate apartment
- Wonderful lounge with Juliet balconies and bar on the second floor
- Immaculately presented throughout
- Gated Frontage with sweeping driveway and extensive parking
- Large integrated double garage with automated doors
- Full-width, elevated terrace with bespoke outside Kitchen
- Landscaped Gardens with high degree of privacy
- Exclusive, private Kingswood Warren
- Accessible, edge-of-village location

TOTAL FLOOR AREA

5,790 square feet
537.7 square metres



Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: H
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
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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