



An exclusive Kingswood Warren setting, just a few minutes from the village.

exclusive to

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## Kingswood KT20

London 17 miles  
Kingswood Village 0.4 mile Reigate 5 miles Epsom 5 miles  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
*All times and distances are approximate*

Unique and on a scale that is sure to impress, this substantial detached house offers a generous family home with plenty of space for those who like to host.

One of just a few that offers a prestigious Kingswood Warren location that is within a few minutes' walk of the village and station.

**Guide Price £1,950,000**

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

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Reception Hall ■ Inner Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ Family Room ■ Study
- Kitchen - Breakfast Room ■ Utility Room ■ Laundry Room ■ Shower Room
- 7 Bedrooms, 4 Bathrooms and 2 Shower Rooms including 4 Suites
- Principal Suite also has a Balcony ■ Second Suite has a Dressing Room
- Double Garage ■ Gated Frontage of around 100' ■ Some 130' x 100' Rear Garden
- In all, around 0.55 Acre





This detached house makes an outstanding impression. Individually designed, the house has been extended and enhanced by the current owners to create their substantial family home. The house is also ideal for those who like to host friends and family.

Elevated from its gated, broad frontage, the house offers natural seclusion in a plot of over half an acre. There's ample parking for family and guests in addition to a large double garage. The rear garden has a North-Westerly aspect.

A huge, marble-tiled reception hall greets you as you enter and there is plenty of living spaces for a larger, or extended family. The stylish kitchen comes with granite surfaces and integrated range cooker and appliances. All on the first floor, there are seven double bedrooms, four have ensuites and there are two family bathrooms.

This distinctive home has many features to discover; there is an abundance of rooms so that even a large or extended family will have space for their own pursuits as well as generous living rooms for gatherings and entertaining.

Contact Richard Saunders and Company of Kingswood on 01737 360000 to arrange your viewing.





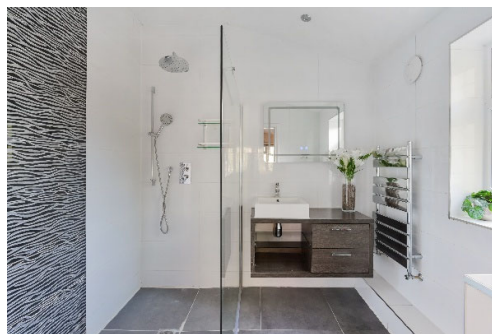
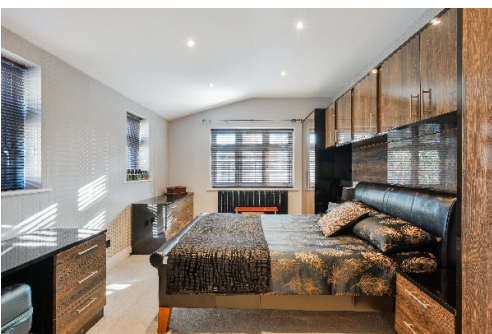


This property offers a perfect combination of exclusivity and accessibility. Situated in this tranquil private close and amongst homes of a similarly high calibre, its location is within a few minutes' walk from Kingswood Station with its frequent services to London Bridge and Victoria.

The village has local shopping and the Kingswood Arms gastro pub whilst, 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 such as Whitgift 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.





**TOTAL FLOOR AREA**  
**6,277 SQ FT / 583.1 SQ M**

GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: H

All mains services

Broadband: Full Fibre Broadband

To the best of our knowledge on production of this brochure







The many features of this fine home include:

- A unique home with extensive accommodation of over 6,000 square feet
- Impressive, marble-tiled reception hall with coffered ceiling
- Four good-sized reception rooms and further areas for study
- Statement kitchen-breakfast room, bespoke fitted in classical style
- Granite surfaces and island and integrated range cooker and appliances
- Air-conditioned substantial office, also ideal as a studio annexe
- Seven double bedrooms, most with a wealth of high quality wardrobes
- Seven luxury bathrooms or shower rooms, four are ensuite
- Spacious principal bedroom suite with South-West facing balcony
- Replacement double glazed windows and doors
- Large double garage and workshop or storage area
- Broad frontage with automated double gates and expansive driveway
- Spacious gardens with high level of natural privacy
- Tranquil and private Kingswood Warren setting



**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.



