



An outstanding family home with classical elegance and stunning views

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Chipstead Lane Lower Kingswood KT20 6RH

Banstead Village 4 miles Reigate 3 miles
London 17 miles M23/M25 3 miles
London by rail 45 mins from Chipstead or
25 mins from Coulsdon South or
50 mins from Kingswood
All times and distances are approximate

Nestled within a leafy, tree-lined lane with views overlooking rolling fields, this outstanding family home enjoys classical elegance.

Renovated to an exceptional standard by the current owners, the stylish interior is bathed in natural light, offering spacious and versatile living areas - perfect for both family life and entertaining.

Price £1,450,000

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

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- Hallway ▪ Sitting room ▪ Family room ▪ Study
- Conservatory ▪ Guest suite/Annexe ▪ Kitchen-dining room
- Four bedrooms ▪ En-suite bathroom ▪ Balconies ▪ Family bathroom
- Summer house ▪ Driveway ▪ Private gardens



Positioned on an elevated, tree-lined lane, this substantial five-bedroom (four bedrooms, one guest suite) detached family home offers breath-taking views over open fields and woodland.

Refurbished to an exceptional standard by the current owners, this stunning property seamlessly blends contemporary elegance with versatile living spaces. The bright and stylish interior provides everything you would expect from a luxurious family home, including a separate guest living area/annexe with its own bedroom, shower room and open-planned kitchen - sitting room.

The open-plan layout is perfect for entertaining, while the designer kitchen, spacious bedrooms, and luxurious bathrooms create a perfect balance of comfort and sophistication. Set within 0.77 of an acre of beautifully landscaped gardens, this home offers a peaceful retreat in a picturesque setting.

An internal viewing is highly recommended to fully appreciate all that this remarkable property has to offer.



Although Mugswell is an unspoilt, rural hamlet, it also offers remarkable accessibility. The M23/M25 intersection (J7) is just a few minutes' drive bringing swift access to both Heathrow and Gatwick Airports and the coastal ports.

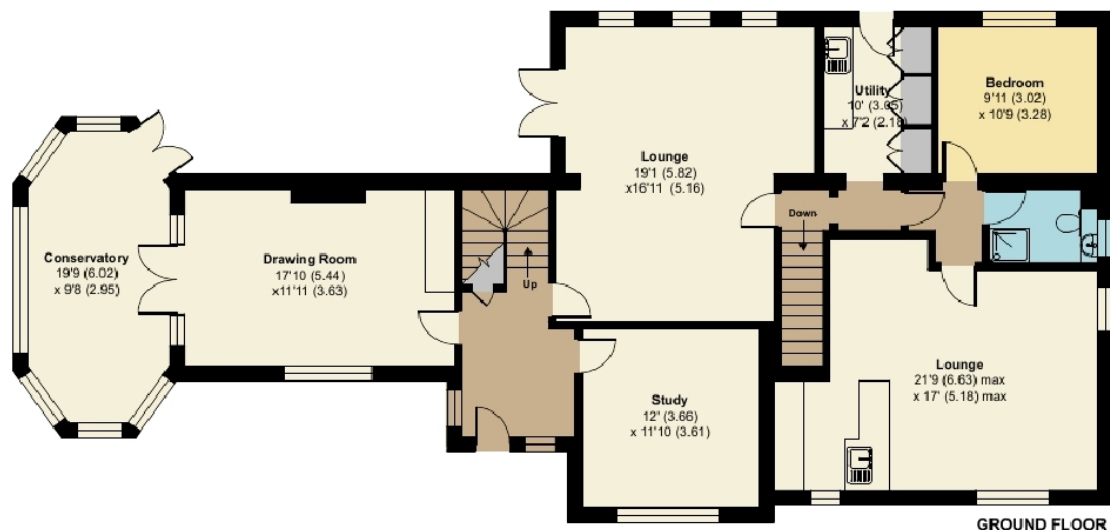
Rail services are at nearby Chipstead, Kingswood and Merstham and there's local shopping at nearby Chipstead or Lower Kingswood, while Tadworth, Epsom, Reigate and Banstead are also easily reached.

Some of Surrey's finest schools are available locally including the excellent Kingswood Primary, Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep.

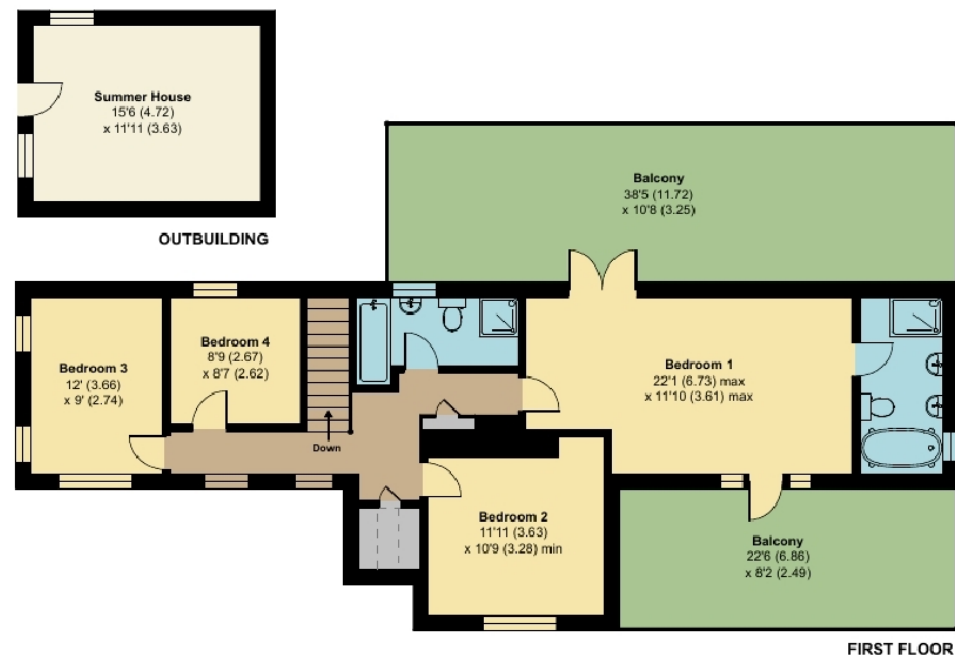
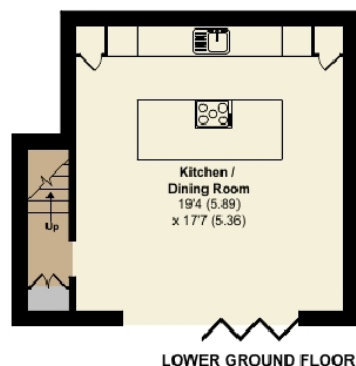
This part of the Surrey Downs has much to offer for sport and recreation including abundant open countryside for walks, riding and cycling.

The Surrey Hills was one of the first landscapes in the country to be designated an Area of Outstanding natural Beauty (AONB), there is currently a variation project of extending the boundary to include Mugswell.





TOTAL FLOOR AREA
3,137 SQ FT / 291.4 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Four generous bedrooms plus guest suite/annexe
- Contemporary fully fitted kitchen with bi-folding doors leading to a terrace
- Separate guest suite/annexe which includes kitchen, bedroom and shower room
- Stunning views overlooking open fields and rolling countryside
- Balconies to the front and rear from the principal bedroom
- Sweeping driveway with ample amount of parking
- Engineered walnut wooden flooring
- Beautifully presented throughout

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: E

Annexe Council Tax Band: A

FFTC

Private Drainage

To the best of our knowledge on production of this brochure

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