



An authentic Arts and Crafts home, set in one and a half acres

exclusive to

SAUNDERS

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Waterhouse Lane Kingswood KT20

London 16 miles
Kingswood Village a few minutes
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Enjoying privacy in its beautiful grounds of one and a half acres, an impressive Edwardian house of Arts and Crafts character.

On the edge of the village and just a short walk from the station, an excellent family home with six double bedrooms and an independent annexe.

Price £2,250,000

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Study ■ Dining Room ■ Snug / TV Room
- Butler's Pantry ■ Kitchen – Breakfast – Room ■ Utility Room
- 6 Double Bedrooms and 2 Bathrooms including a Principal Suite
- Independent Studio Annexe / Office ■ Shower Room
- Double Garage ■ Gated driveway providing parking
- Extensive Gardens to three sides ■ Detached Garden Store / Workshop
- In all, around 1.5 acres

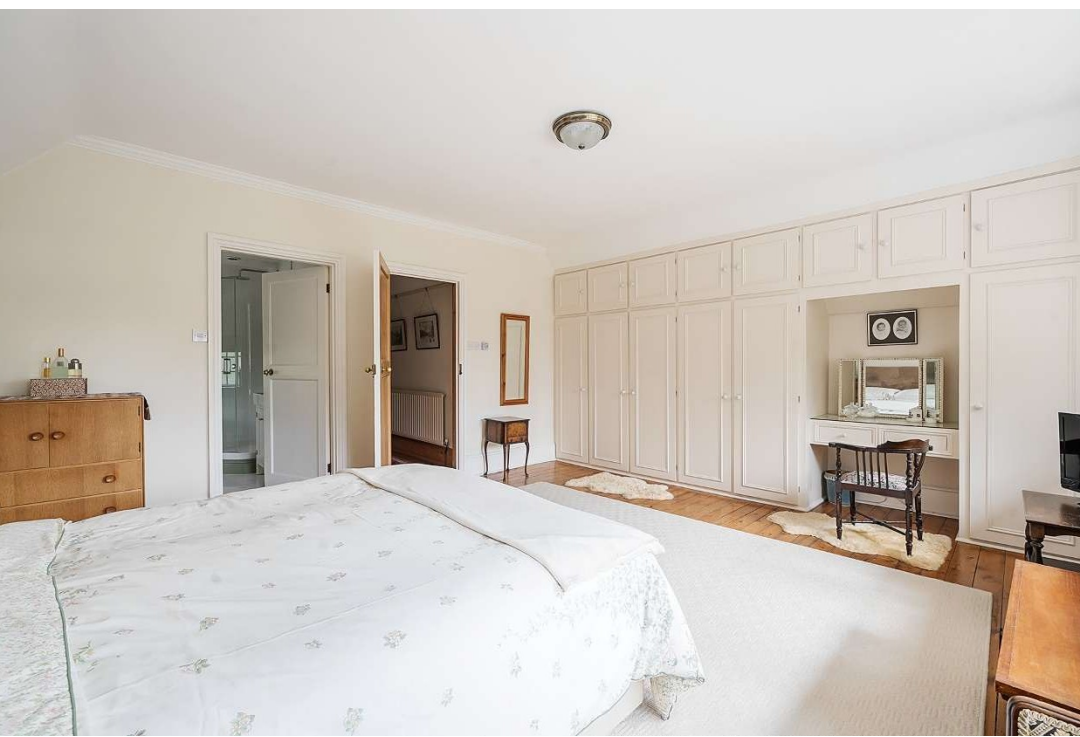


Designed by the renowned Arts and Crafts architect Paxton Watson and built around 1908, this house is a superb example of its era and it retains many period features throughout. Its grounds too are unspoiled, having lost none of its original one and a half acres.

So designed to ensure that all principal rooms enjoy views over the gardens, the house has substantial family accommodation with timeless character. The central, wood-panelled hall leads to three living rooms and the kitchen is fitted with maple-fronted cabinets and granite surfaces and there are integrated appliances in addition to a white enamelled Aga stove.

On the first floor, there are five double bedrooms each with fitted wardrobes, two have sinks and the principal bedroom has an ensuite bathroom with shower, so too has the family bathroom. There's a sixth bedroom on the second floor.

There's plenty of parking for several cars, boat, trailer etc in addition to a large double garage and the studio annexe includes a shower room and may also be used as a gym or excellent office at home. Surely a feature of this fine home are the glorious level gardens which feature a high degree of natural privacy and many places to enjoy the tranquillity.



On the edge of Kingswood Village, the property enjoys natural privacy and seclusion, set back from lane with remote-controlled automatic gates.

Within walking distance, the village offers 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 nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports.

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.

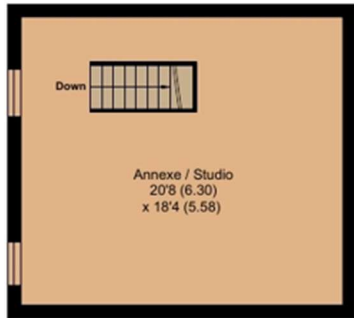
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding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



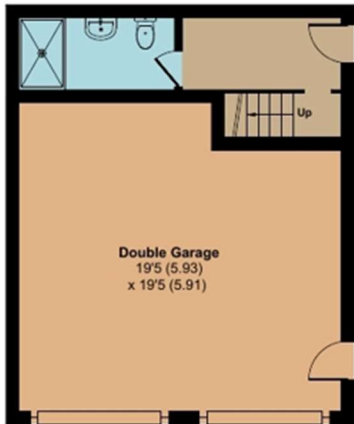
TOTAL FLOOR AREA

4,178 sq ft / 388 sq m

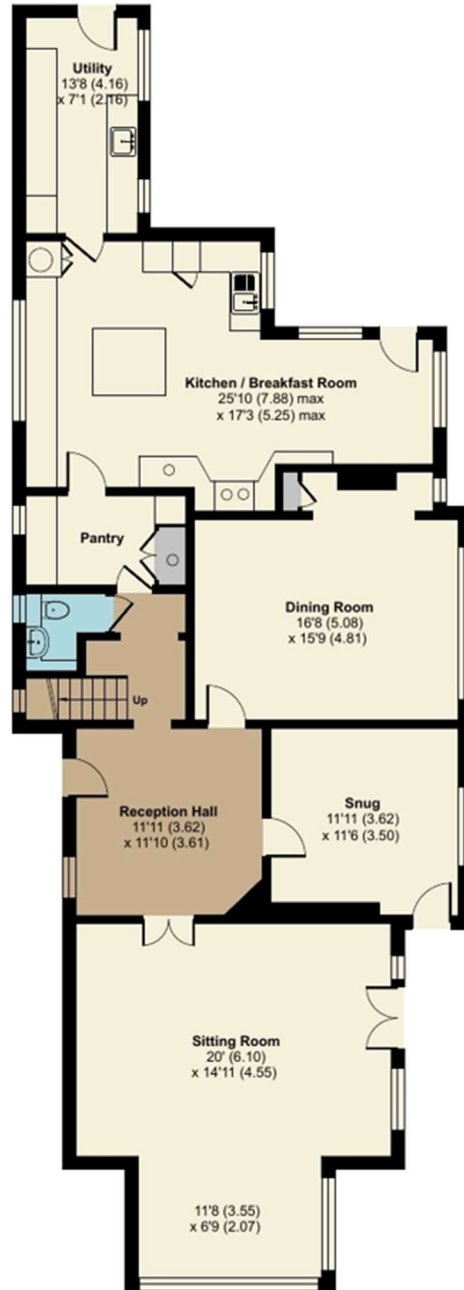
(inc Workshop / Garden Store
795 sq ft / 73.8 sq m)



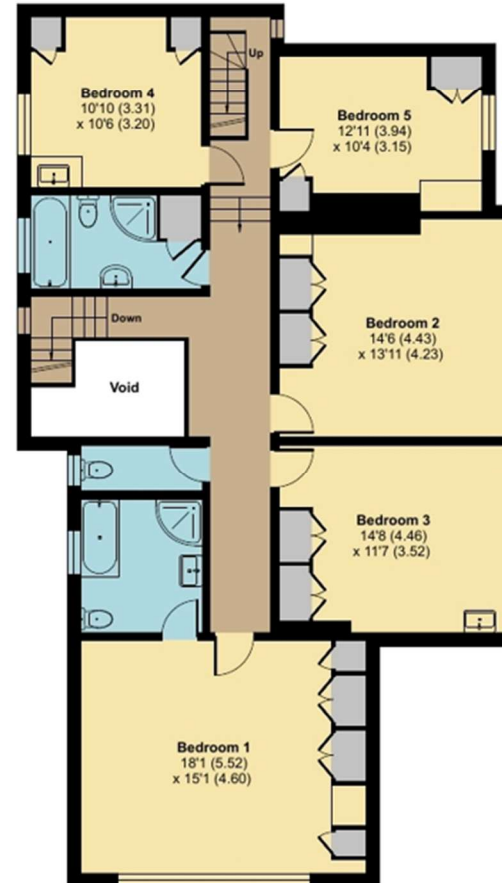
GARAGE BLOCK FIRST FLOOR



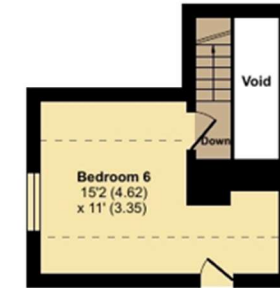
GARAGE BLOCK GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

The many features of this fine home include:

- Wealth of Arts and Crafts features and natural wood joinery
- Sympathetically refurbished and improved
- Bespoke fitted Maple kitchen with granite surfaces and Aga stove
- Impressive reception hall with original wood panelling and stove
- All principal rooms enjoy views over the gardens
- Potential and space for further significant extension if desired
- Contemporary fitted utility room and excellent boot room with storage
- Plenty of parking space for several vehicles in addition to a large double garage
- The rarity of an unspoiled plot of around 1.5 acres with wonderful gardens
- Secluded, edge-of-village location within a short walk of the station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

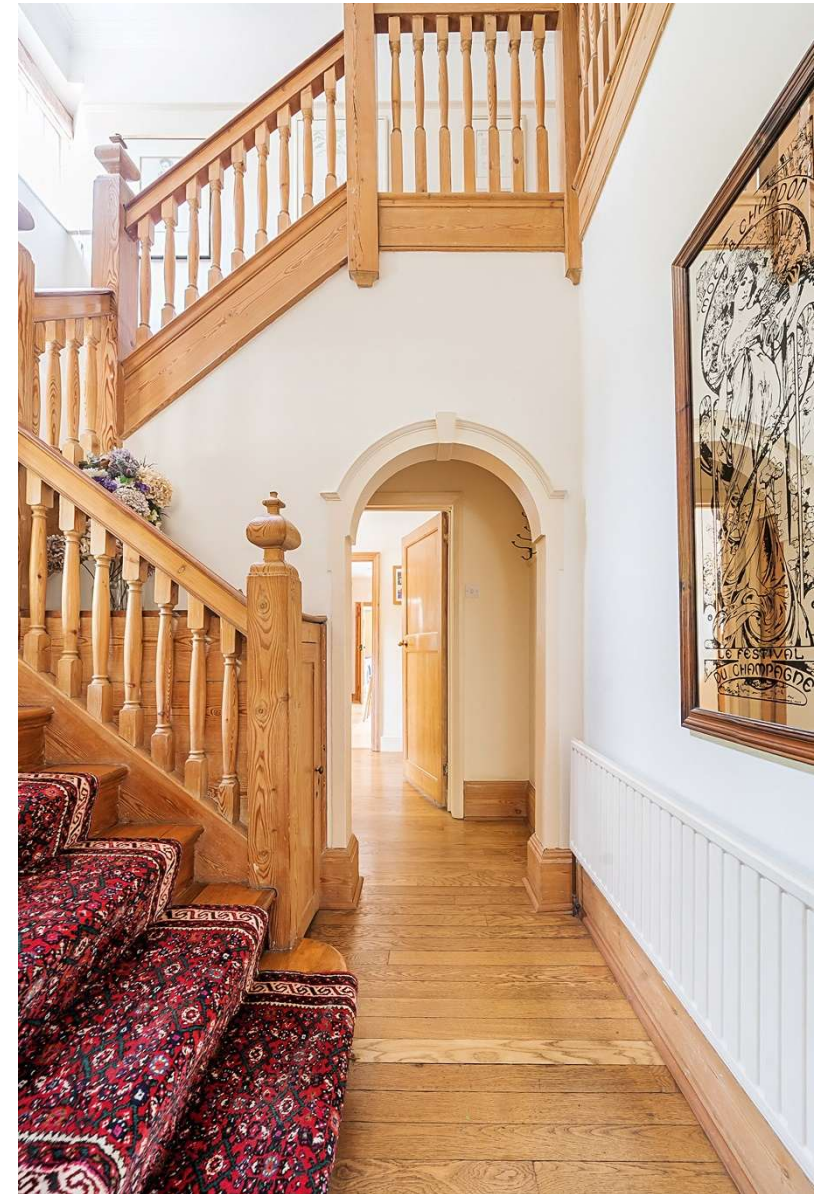
Local Authority: Reigate and Banstead Borough Council

Council Tax Band: H

Broadband: Full Fibre Broadband

All mains services are connected

To the best of our knowledge on production of this brochure



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