



In a tranquil Kingswood Warren setting

exclusive to

**SAUNDERS**

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## Kingswood KT20 6

London 17 miles  
Reigate 5 miles Epsom 5 miles  
Kingswood Village 1 mile  
London by rail 40 minutes  
M25 (Junction 8) 4 miles  
*All times and distances are approximate*

In one of the more private locations within the exclusive Kingswood Warren and set in over half an acre, this superb modern house is sure to impress.

Beautifully presented and spacious, the property can provide up to eight double bedrooms, seven of which are ensuite.

**Price £1,950,000**

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

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



- Reception Hall ■ Cloakroom ■ Sitting Room
- Open plan Kitchen - Dining Room – Family Room
- 7 Suites of Bedroom and Bath / Shower Room ■ Bedroom 8 or Gym
- Spacious Principal Suite and Ground-floor Bedroom Suite or Study
- Double Garage ■ In all, 0.52 Acre



Effectively a new home completed just a few years ago, this individual home was originally built as a detached bungalow in 1996. Comprehensively refurbished and rebuilt as a detached house in 2019, the property now offers over 4,600 sq ft of spacious family accommodation.

Thoughtfully designed, the house features an impressive central reception hall with galleried landing. There is a 24' formal sitting room in addition to a large, open plan kitchen-dining-family room. The kitchen is fitted with high-gloss contemporary cabinets and quartz-granite surfaces and integrated appliances are included. The huge sliding doors lead out to the garden creating perfect 'spill-out' entertaining space.

There are seven double bedrooms, each with a luxury ensuite and a potential eighth bedroom could also be a gym or office. The ground-floor, accessible bedroom suite could easily be used as an additional living room if preferred.

Elevated and encompassed by its secluded gardens, the house enjoys a high degree of privacy with some views over woodland opposite and there is ample parking in addition to the detached double garage.



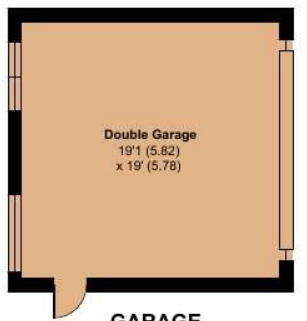
In one of Kingswood Warren's more private locations, this property enjoys tranquillity whilst being around a mile from Kingswood Station and the village with its local shops, bakers, hairdressers and the Kingswood Arms gastro pub.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and the 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.





**GARAGE**  
(Not shown in Actual Position)

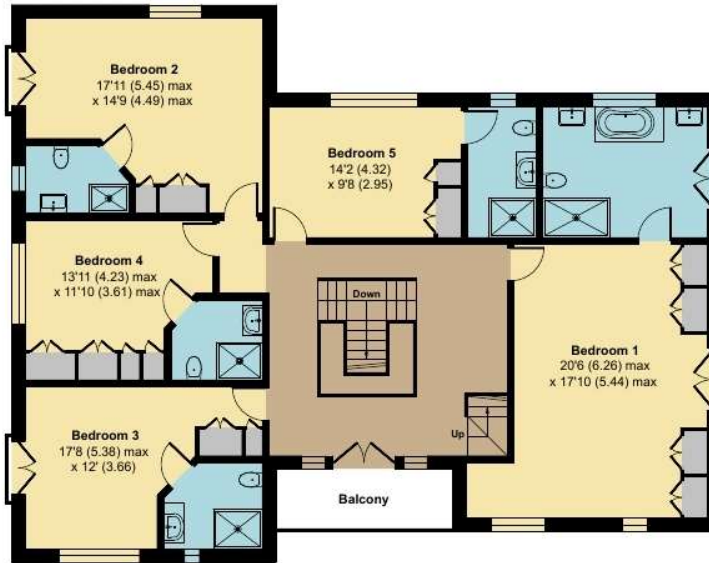
**TOTAL FLOOR AREA**

4,634 SQ FT / 430.4 SQ M

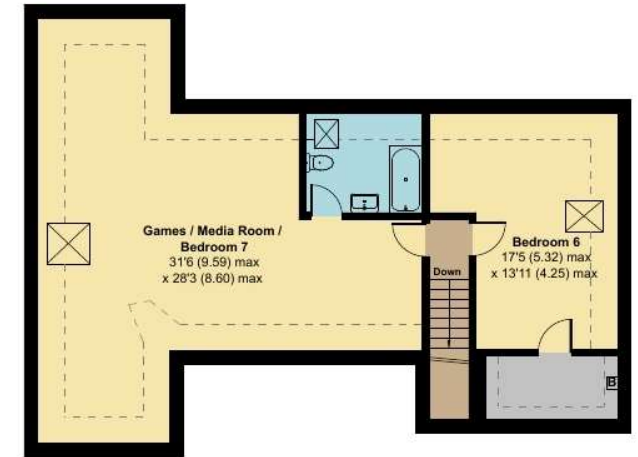
Tenure: Freehold  
Local Authority:  
Reigate and Banstead Borough Council  
Council Tax Band: H  
Broadband: Full fibre to property  
All mains services  
To the best of our knowledge  
on production of this brochure



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

The many features of this fine home include:

- An individual and versatile home
- Lovely secluded location with woodland views
- High-gloss fitted kitchen with granite and appliances
- Impressive reception hall and gallery landing
- Underfloor heating to the ground floor
- Ample space for even the larger family
- Double garage and driveway parking
- Effectively a new home, created in 2019
- Sought-after Kingswood Warren location
- Beautifully presented throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 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.

