



An exclusive location in the heart of Kingswood Warren

exclusive to

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## Bears Den Kingswood KT20

London 17 miles  
Kingswood Village 0.25 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

In the heart of the exclusive Kingswood Warren, an opportunity to purchase a plot of 0.4 acre with planning consent for a prestigious new detached house.

The site has an impressive 100' frontage to this exclusive close and yet within a short walk of the village and station.

**Price £1,250,000**

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

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



**This luxury new home could comprise;-**

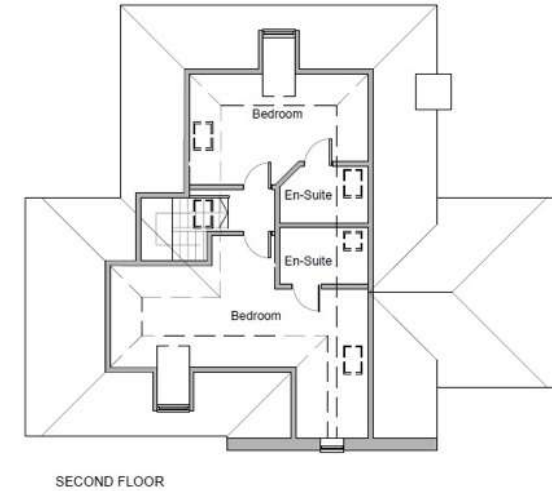
- Reception Hall ■ Cloakroom ■ Drawing Room
- Kitchen – Dining - Living Room ■ Utility Room
- Optional Basement Floor with Cinema, Gym and Media Room
- 5 Bedroom Suites ■ Principal and Second Suites have Dressing Rooms
- Double Garage ■ Frontage of around 100' with driveway parking
- Some 150' x 75' Rear Garden with south-easterly aspect
- In all, around 0.4 acre



In the heart of Kingswood Warren, the property enjoys a prestigious and yet peaceful location in this private road close off Beech Drive. Kingswood Village is within a short walk and offers 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.

There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively. Some of Surrey's finest schools are available locally.

Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.



This valuable plot comes with the advantage of two planning consents, one with an additional basement floor.

Full details can be inspected online at <https://planning.reigate-banstead.gov.uk/online-applications/>

Application 25/00090/F; For a 5 bedroom replacement house with basement. 6,177 sq ft / 573.9 sq m

Application 25/02044/F; For a 5 bedroom replacement house. 4,209 sq ft / 391 sq m

