



Cottage charm in the heart of Kingswood

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## Kingswood KT20 6

London 17 miles  
Kingswood Village ½ mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles  
*All times and distances are approximate*

In an attractive location in this popular Kingswood road, this property has broad appeal with great potential for an incoming owner.

Presented in fantastic condition, the property is ready for immediate occupation but has planning granted for a substantial remodelling.

With views, a generous plot, and a southerly-backing garden, viewings are recommended

**Offers in the region of £1,200,000**

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

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



- Entrance Porch    ▪ Hall    ▪ Cloakroom
- Kitchen-Dining Room    ▪ Sitting Room    ▪ Utility Room
- 3 Bedrooms    ▪ Family Bathroom
- Broad Frontage    ▪ Single Garage    ▪ Carriage Driveway
- Some 150' x 80' Rear Garden    ▪ In all, around 0.41 Acre    ▪ Approved Planning Permission



Approached through this popular, private lane the property greets you with the pretty charm of a 1920's Costain built cottage. Set up from the road with a sweeping carriage driveway, the property is well set in its generous frontage.

The property is well suited to a family with large Kitchen-Dining and Sitting Rooms running from front-to-back with views to the front and rear. The Kitchen is tastefully finished with modern fittings and is supplemented by a large utility room. The Sitting room centred around a feature fireplace and has a "study nook" over looking the garden.

There are three double bedrooms and a well-fitted family bathroom, also with separate shower. The property has approved planning permission to extend to the sides, rear and roof to create a 5-bedroom, 4-bathroom home with a large Kitchen-Dining-Family Room (Pan. Ref.: 24/01409/HHOLD)

Extending to over 150' the rear garden is naturally secluded with a gentle rise to the rear, being southerly-backing it enjoys sun throughout the day.

Arrange your viewing today through the sole agents, [Richard Saunders and Company of Kingswood](#).



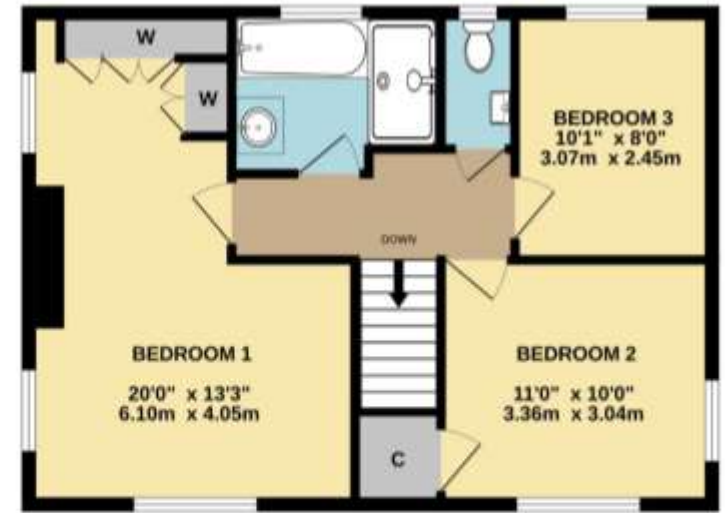
In an elevated setting in this quiet, private road the property enjoys some views over fields whilst offering easy access to local amenities. Just over half a mile away, Kingswood Village offers local shopping, and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom 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 including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

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.





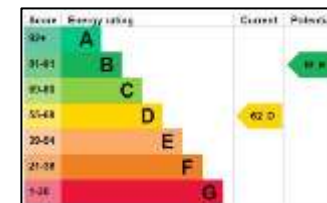
TOTAL FLOOR AREA  
1,490 SQ FT / 138.4 SQ M

The many features of this fine home include:

- Popular Kingswood Village Location
- Mature Southerly-backing Plot of more than 0.4 acre
- Modern Fitted Kitchen with Separate Utility Room
- 1920's Cottage Charm
- Contemporary Family Bathroom
- 20' Sitting Room with feature Fireplace
- Three Double Bedrooms
- Large rear garden with natural privacy
- Potential for Further Expansion
- Less than 5 minutes' walk to Kingswood Station
- Carriage driveway with ample parking
- Planning Permission granted (24/01409/HHOLD)



Tenure: Freehold  
Local Authority: Reigate and Banstead BC  
Council Tax Band: G  
Broadband: Full Fibre Broadband  
All mains services  
To the best of our knowledge on production of this brochure



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