



Modern living in over half an acre of unspoilt plot.

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## Kingswood KT20

London 17 miles  
Kingswood Village 1 mile  
London by rail 40 minutes  
M25 (Junction 8) 4 miles

Set in over half an acre of parkland-like gardens this charming family home has been recently and comprehensively refurbished.

With modern fitted bathrooms and kitchen, and large entertaining spaces the property is presented to the market for only the third time since built over 90 years ago.

**Price £1,375,000**

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

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



- Entrance Hall    ▪ Sitting Room    ▪ Kitchen-Dining-Family Room
- Utility Room    ▪ Cloakroom
- 4 Bedrooms    ▪ Bathroom    ▪ Two en-suite Shower Rooms
- Detached Double Garage    ▪ Frontage with further parking
- Some 210' x 70' Rear Garden    ▪ In all, around 0.58 Acre



Having been extensively refurbished over recent years this four bedroomed family home offers sleek contemporary living with homely charm.

The Kitchen-Dining-Family Room is a standout room with a beautifully fitted kitchen, including a downdraught induction hob and a butlers sink, open a flexible family space with bi-folding doors to the rear terrace. The fitted utility room is separate to the kitchen with the cloakroom. The triple aspect sitting room is well finished with patio doors to the rear and a wood-burning stove set in an inglenook.

The four bedrooms are all generously sized doubles with en-suite shower rooms to two in addition to the family bathroom.

The southerly backing rear garden drops away from the house providing a full-width terrace with views over the garden and onto the green spaces beyond. The detached double garage is accessed from The Glade to the rear with driveway parking for multiple cars to the front. In all the plot is of some 0.58 acres.



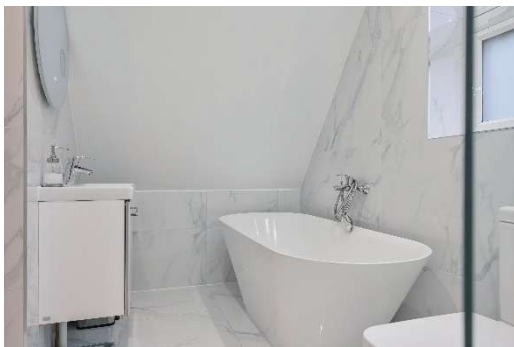


In one of Kingswood's more sought after private roads, the property has an idyllic location around a mile from Kingswood village and station.

The village has local shopping, the Waterhouse café, restaurants and the Kingswood Arms gastro-pub and there are frequent services to London from the station.

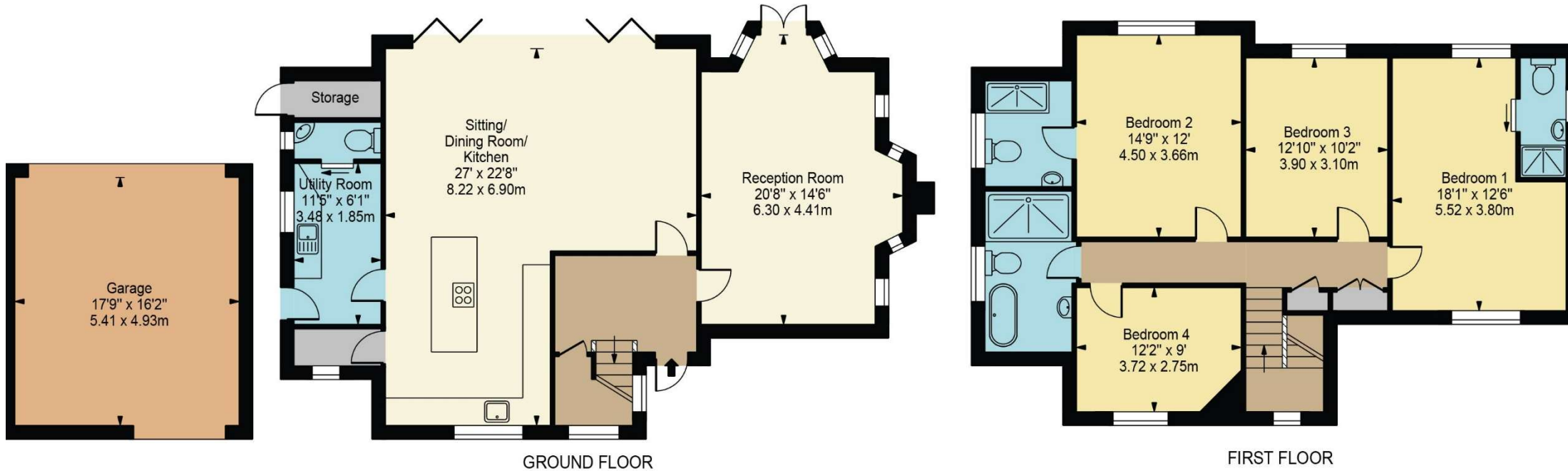
Excellent schools including Kingswood Primary, Chinthurst, Aberdour, Epsom College and Reigate Grammar are easily reached with some school buses collecting in the village.

One of Surrey's most prestigious villages, Kingswood has two golf clubs, its own tennis club and is encompassed by protected countryside and there are many venues for sport, leisure and cultural pursuits in the surrounding area.



Approximate Gross Internal Floor Area = 172.26 sq m / 1854 sq ft  
(Excluding Garage & Storage)

Approximate Gross Internal area of Garage = 26.67 sq m / 287 sq ft



The many features of this fine home include:

- Popular Kingswood village location
- 0.58 Acre's of mature and picturesque plot
- Elevated rear terrace with far reaching southerly views
- Contemporary open-plan Kitchen-Dining Room with bi-folding doors to rear
- Four double bedrooms
- Modern fitted bathroom
- Well proportioned triple-aspect Sitting Room with wood-burning stove
- Driveway parking for multiple cars
- Recently fitted gas-fired central heating
- Detached double garage to the rear

Tenure: Freehold  
Local Authority: Reigate and Banstead BC  
Council Tax Band: G  
Broadband: FTTC  
All mains services  
*To the best of our knowledge*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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