



Highly accessible, just moments from Kingswood Village

exclusive to

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Kingswood KT20

London 17 miles
Kingswood Village ¼ mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

Set in this quiet and peaceful location on the edge of the village, a detached bungalow of impressive size and set on a broad plot of just over one third of an acre.

Available for the first time in over 40 years and now with no onward chain, this well-maintained property of some 2,830 sq ft has potential for further improvement.

Guide Price £1,250,000

View by appointment please, exclusively through
Richard Saunders and Company
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- Enclosed Porch ■ Entrance Hall ■ Cloakroom
- Sitting Room ■ Dining Room ■ Study ■ Family / Games Room
- Kitchen – Breakfast Room ■ Utility Room ■ Boiler / Store Room
- 4 Bedrooms, Bathroom and Ensuite Shower Room including Principal Suite
- Double Garage ■ Frontage of some 85' with driveway parking
- Rear Garden of around 95' x 75' ■ In all, around 0.34 Acre



Built in 1966, this attractive detached bungalow is set on a broad, level plot of just over one third on acre with an impressive 85' frontage. The property has been thoughtfully extended and improved some years ago to create a spacious home that boasts four double bedrooms and four living rooms.

The interior is spacious and light, owing much to its higher ceilings and large windows. The sitting room, dining and kitchen overlook the rear garden, and the large family/games room also makes an ideal music room or potentially a home cinema. There's plenty of scope for creating an independent annexe here.

There is ample driveway parking in addition to a large double garage and the lovely rear garden enjoys natural privacy and a Westerly aspect for afternoon and evening sun.

Available for the first time in over 40 years, the property has been fastidiously maintained and there are many receipts for improvements. There is plenty of potential awaiting its next owners to further improve and update this exceptional bungalow, especially in view of its high-value location. There is no onward chain.





Just a few minutes' walk from Kingswood Village, this property has a prestigious location that is peaceful, quiet and yet highly accessible.

The village offers local shopping, restaurants 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

2,830 SQ FT / 262.9 SQ M

The many features of this fine home include:

- A substantial, single-storey residence of over 2,800 sq ft
- Double glazing and gas central heating
- Notably high ceilings and large windows
- Four double bedrooms, one with ensuite
- Three spacious living rooms and a study
- Wealth of storage space including fitted wardrobes
- Substantial loft space offering potential
- Good-sized frontage with ample driveway parking
- Westerly facing rear garden with natural privacy
- Edge-of-village, cul de sac location

Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: H
Broadband: Full Fibre Broadband available
All mains services

To the best of our knowledge on production of this brochure

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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