



Luxury living on a grand scale, in a private Kingswood Warren location

exclusive to

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Kingswood KT20

Kingswood Village and Station ½ mile
London 17 miles
M23/M25 3 miles
London by rail 40 minutes
Times and distances are approximate

In one of Kingswood Warren's more private locations and yet just moments from the village, this distinctive detached house is set in half an acre and is sure to impress.

A luxury family home of over 5,000 square feet, the property has been re-imagined and refurbished in the last few years to an exceptional, contemporary finish.

Guide Price £2,500,000

View by appointment please, exclusively through
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- Reception Hall ■ Cloakroom ■ Drawing Room ■ Sitting Room ■ Dining Room
- Study ■ Kitchen – Breakfast – Family Room ■ Utility Room
- 6 Double Bedrooms and 4 Bath / Shower rooms including a Principal Suite
- Vaulted Principal Suite with Mezzanine, Vaulted Second Suite with Mezzanine and Third Suite
- Double Garage ■ Storeroom or Studio above ■ Summerhouse
- Around 100' Frontage ■ Some 125' x 100' Rear Garden
- In total, 0.5 Acre



From its 1930s origins as one of Costain's houses, this property had been thoughtfully re-designed and extended over the years to create a substantial family home in an unspoiled plot of half an acre. Chosen by our clients for its size and location, their plan was to take its evolution further.

The success of its transformation is evident as soon as you enter the spacious reception hall with its cloakroom and walk-in closet. Upscaled white oak parquet flooring flows seamlessly throughout the ground floor with underfloor heating. All four living rooms combine with the chic and contemporary kitchen to create wonderful open-plan spaces. The black-framed bi-fold doors give 'no step' access to the terrace enabling perfect indoor and outdoor entertaining.

There are six double bedrooms, two are vaulted with a mezzanine library or study and three have luxury ensembles in addition to a family bathroom. Outside the gardens were landscaped and have remote controlled lighting and the deep 'in and out' driveway has plenty of space for parking. There is a carport and double garage with storeroom above too.

Due to our clients' relocation, this exceptional and beautifully presented home is now available.



In the exclusive Kingswood Warren, there are few locations that have such a perfect combination of privacy and accessibility. Elevated from its broad frontage to this quiet, no-through lane, this property is within a few minutes' walk of the village and station.

Kingswood Station has frequent services to both London Bridge and Victoria, and the village has 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 and the nearby 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, such as Whitgift, 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.



TOTAL FLOOR AREA

5,289 sq ft / 491.3 sq m



Tenure: Freehold

Local Authority: Reigate and Banstead B C

Council Tax Band: G

Broadband: Full Fibre Broadband

All mains services are connected

To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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.

The many features of this fine home include:

- Designer kitchen with quartz granite surfaces and island bar
- Integrated appliances including Fisher & Paykel fridge and Quooker tap
- Stylish living rooms all connect, perfect for family use, also for parties
- White oak parquet flooring flows through the ground floor, underfloor heated
- Five double bedrooms, two mezzanine libraries and three Juliet balconies
- Luxury family bathroom and three ensuite shower rooms
- Westerly-facing garden, landscaped with level lawns and sun-trap terrace
- Natural privacy and sophisticated external lighting
- Recently refurbished and beautifully presented for 'turn-key' ownership
- Secluded, edge-of-village location within a short walk of the station



