



Traditional character in a prestigious village location

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**Waterhouse Lane
Kingswood
KT20**

London 16 miles
Kingswood Village a few minutes
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Set within the natural seclusion of a mature 0.7 acre plot, this handsome Edwardian property presents as a spacious and characterful family home at the heart of Kingswood Village.

With large reception rooms and five double bedrooms, this detached house offers flexible accommodation for families of all ages.

Offers in Excess of £1,350,000

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

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- Entrance Hall ▪ Drawing Room ▪ Dining Room
- Sitting Room ▪ Kitchen-Breakfast Room
- Utility Room ▪ Cloakroom
- Five Double Bedrooms ▪ Two Bathrooms
- Double Garage and further driveway parking
- Mature plot of 0.7 acre



This handsome and characterful detached house is presented to the market by the owner for the first time in over forty years having been a much loved family home.

The five double bedrooms are all very generously portioned around the central landing and the two family bathrooms are well-suited to extended families.

The kitchen - breakfast room opens directly onto the garden but also benefits from a separate utility room. The three reception rooms offer flexibility to an incoming owner but all three enjoy high ceilings and access to a covered terrace outside.

The gardens are areas of well-maintained and level lawn fringed by mature shrubbery which gives excellent privacy.

The shingle drive offers parking for multiple cars in addition to the detached double garage.





Located within walking distance, the village offers commuter rail services to London, local shopping and the Kingswood Arms gastro-pub.

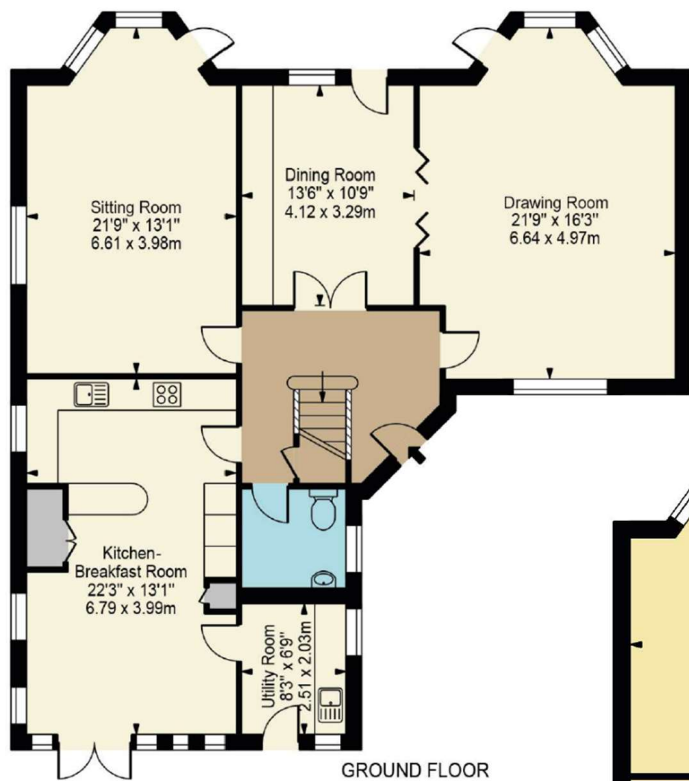
For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London.

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 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.

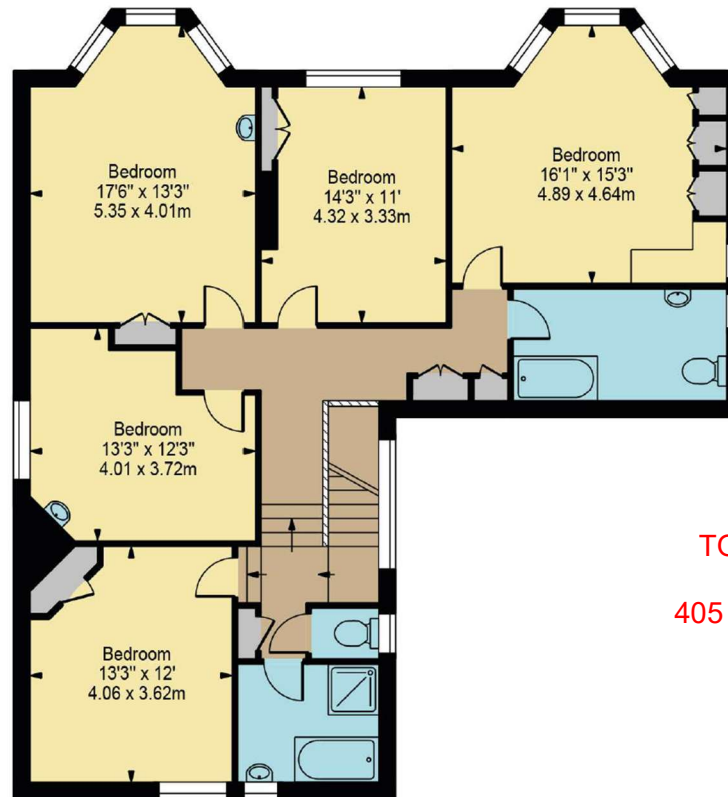


The many features of this fine home include:



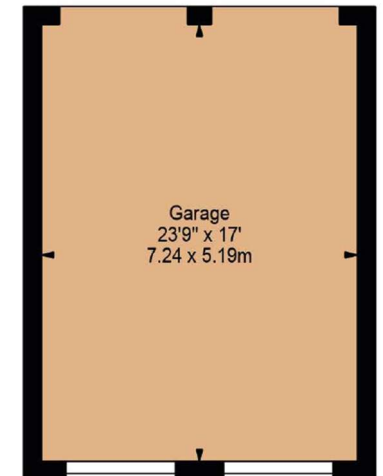
GROUND FLOOR

**TOTAL FLOOR AREA
(Excluding Garage)
2,506 SQ FT / 232.86 SQ M**



FIRST FLOOR

**TOTAL FLOOR AREA
(of Garage)
405 SQ FT / 37.58 SQ M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

- Moments from Kingswood Station
- Edwardian charm and character
- Naturally secluded plot of 0.7 acre
- Characterful central hallway
- Large reception rooms
- All double bedrooms
- Separate utility room
- Gas-fired central heating
- Double garage and further driveway parking
- Scope for further expansion STPP

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

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