



Available for the first time in over 45 years

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Kingswood KT20 6

London 18 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Encompassed by its beautiful gardens and enjoying a high degree of natural privacy, this charming detached house is located in one of Kingswood's most desirable private roads.

Set in around 0.75 acre, a lovely family home of over 3,000 sq ft with potential for further extension, or even replacement in this high-value location.

Price £1,600,000

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

kingswood@richardsaunders.co.uk



- Entrance Hall ▪ Reception Hall ▪ Cloakroom
- Sitting Room ▪ Dining Room ▪ Family Room
- Kitchen – Breakfast Room ▪ Utility Room
- 5 Bedrooms ▪ Ensuite Bathroom ▪ Family Bathroom and Shower Room
- Two Garages ▪ Broad Frontage of over 115' with 100' long driveway
- Encompassing Gardens, some 150' x 115' Rear Garden
- In all, around 0.75 Acre

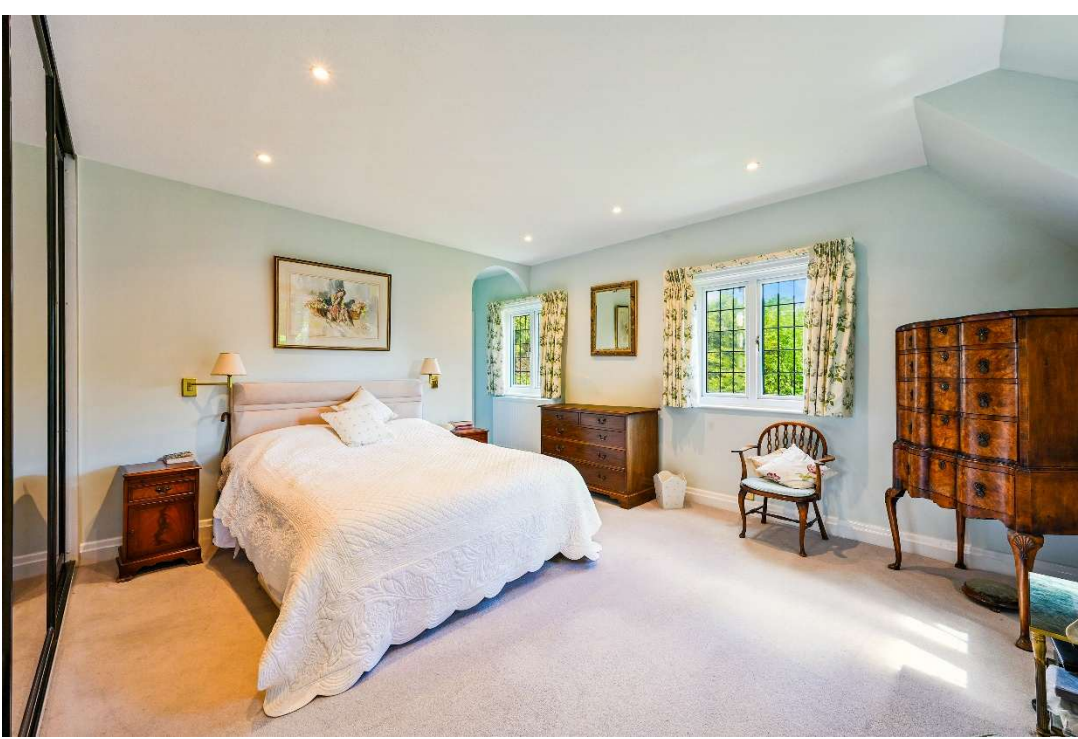


This characterful and truly unique house was built in the 1930's from earlier Edwardian origins and is set back in its spacious plot of three quarters of an acre with beautiful mature gardens and privacy to each boundary.

From the broad frontage, the long driveway culminates in an ample parking and turning area before the house and the detached two-garage block. To the rear the gardens have a Southerly aspect with plenty of spaces to sit and enjoy the tranquillity.

As you enter the house you are met with a central reception hall leading to three good sized living rooms and a large kitchen with ample space for informal dining. The kitchen has a range of wood Shaker cabinets, granite surfaces and integrated appliances and the utility room serves as an ideal boot room too. Moving up to the first floor, there are five bedrooms and three bath/shower rooms including a principal suite. The extensive eaves area offers great storage, as well easy potential for another room.

A happy home for approaching fifty years and beautifully maintained and presented, this property offers its new owners considerable potential to extend and enhance further or even replace.



This property enjoys a naturally secluded location with a broad frontage onto one of Kingswood's most sought-after private avenues.

Kingswood Village is around a mile away and 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.

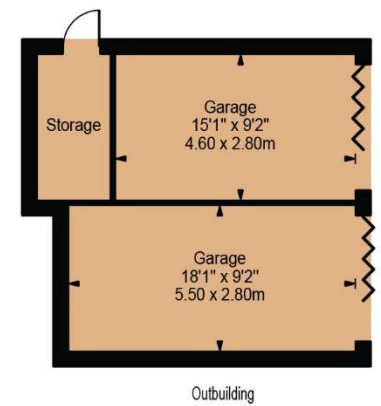
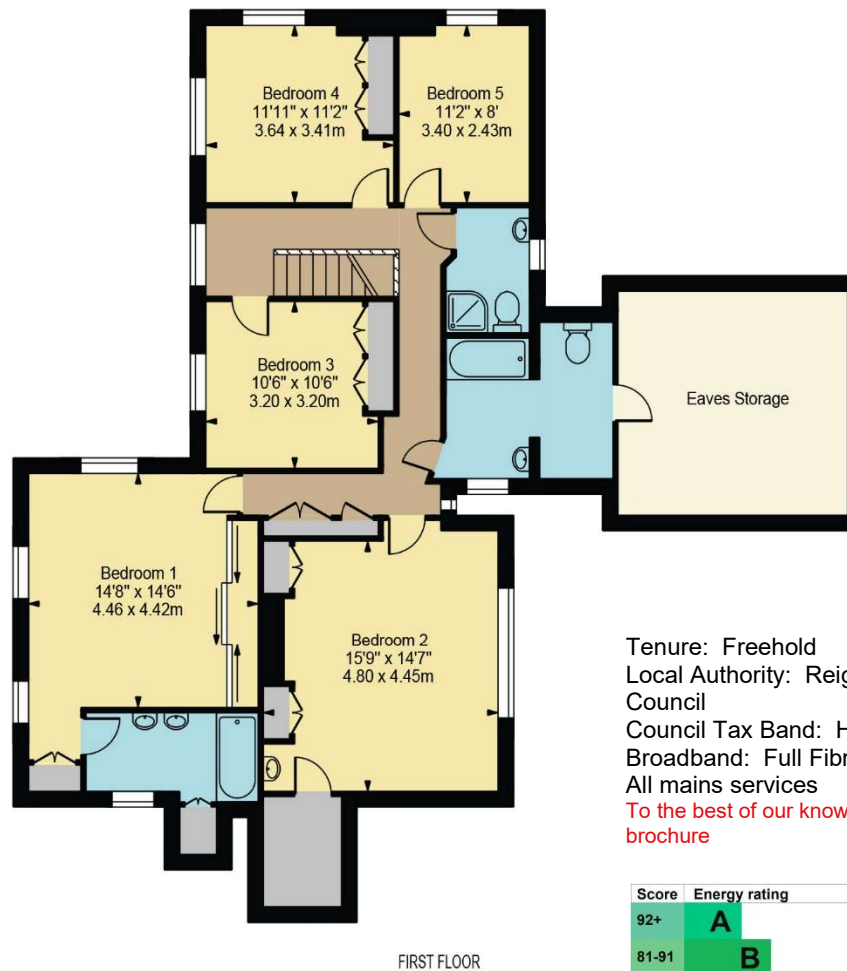
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

This location 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 private tennis club.





TOTAL FLOOR AREA
3,205 SQ FT / 297.7 SQ M



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- A truly individual and characterful home
- Lovely secluded gardens with Southerly aspect
- Two garages and ample private parking
- Wealth of storage and fitted wardrobes
- Many character features including a classical fireplace
- Broad frontage to this prestigious private road
- Gas central heating and replacement double-glazing
- Plenty of scope for adding value, even replacement
- Available immediately with no onward chain
- Prestigious location close to Kingswood village

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.

