



Period gravitas and contemporary sophistication

exclusive to

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**Kingswood Warren Park
Kingswood
KT20 6AD**

Kingswood Village around a mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

An outstanding ground floor mansion apartment with private gardens, the largest created by Octagon in this magnificent Victorian Gothic country house set in secure parkland grounds at the heart of the exclusive Kingswood Warren.

Guide Price £1,750,000

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

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- Communal Vestibule and Hall ■ Grand Reception Hall with Study area ■ Cloakroom
- Drawing – Dining Room ■ Kitchen – Breakfast – Family Room ■ Utility Room
- Principal Bedroom Suite with walk-in Wardrobe, Bathroom with Shower
- 2 Further Bedroom Suites with Shower Rooms
- Extensive Cellar Store Room
- Secure underground Garage with two private bays ■ Further Store Room
- Gated Driveway with extensive visitor parking
- Private Garden to three sides ■ Some 19 Acres of Parkland Grounds



This landmark Victorian Gothic mansion was built by Thomas St Leger Alcock in 1837 and for a century was home to several distinguished families including those of the MP Henry Orme Bonsor and later Joseph Rank, founder of the milling empire. Later used as a girls' finishing school, hotel and offices, the house was for some sixty years the home of the BBC Research and Development department. Acquired by prestigious house-builder Octagon in 2011, the mansion was converted into eight luxurious and unique apartments set in 19 acres with 5 acres of formal communal gardens.

Our clients' home is the largest and most prestigious of these apartments and incorporates some of the original magnificent reception rooms. The property enjoys three aspects and views over its good-sized private gardens with double doors to a spacious, wrap-round terrace and this provides ideal 'spill-out' space for entertaining family and friends. Enhanced by further improvements, the interior of over 4,000 sq ft has a perfect blend of contemporary sophistication and period gravitas with many luxuries alongside character features.

The property comes with a wealth of storage having an extensive private cellar and further store in the secure, underground garage where there are two large parking bays. In addition to the private gardens, Kingswood Warren Mansion is encompassed by parkland communal grounds with secure gated entrances. Rarely does a property truly live up to the description of a mansion apartment. This property does. Interior viewing is essential.





Set at the heart of the gated Kingswood Warren Park, the property enjoys privacy and security whilst also offering remarkable accessibility to all the needs of modern life.

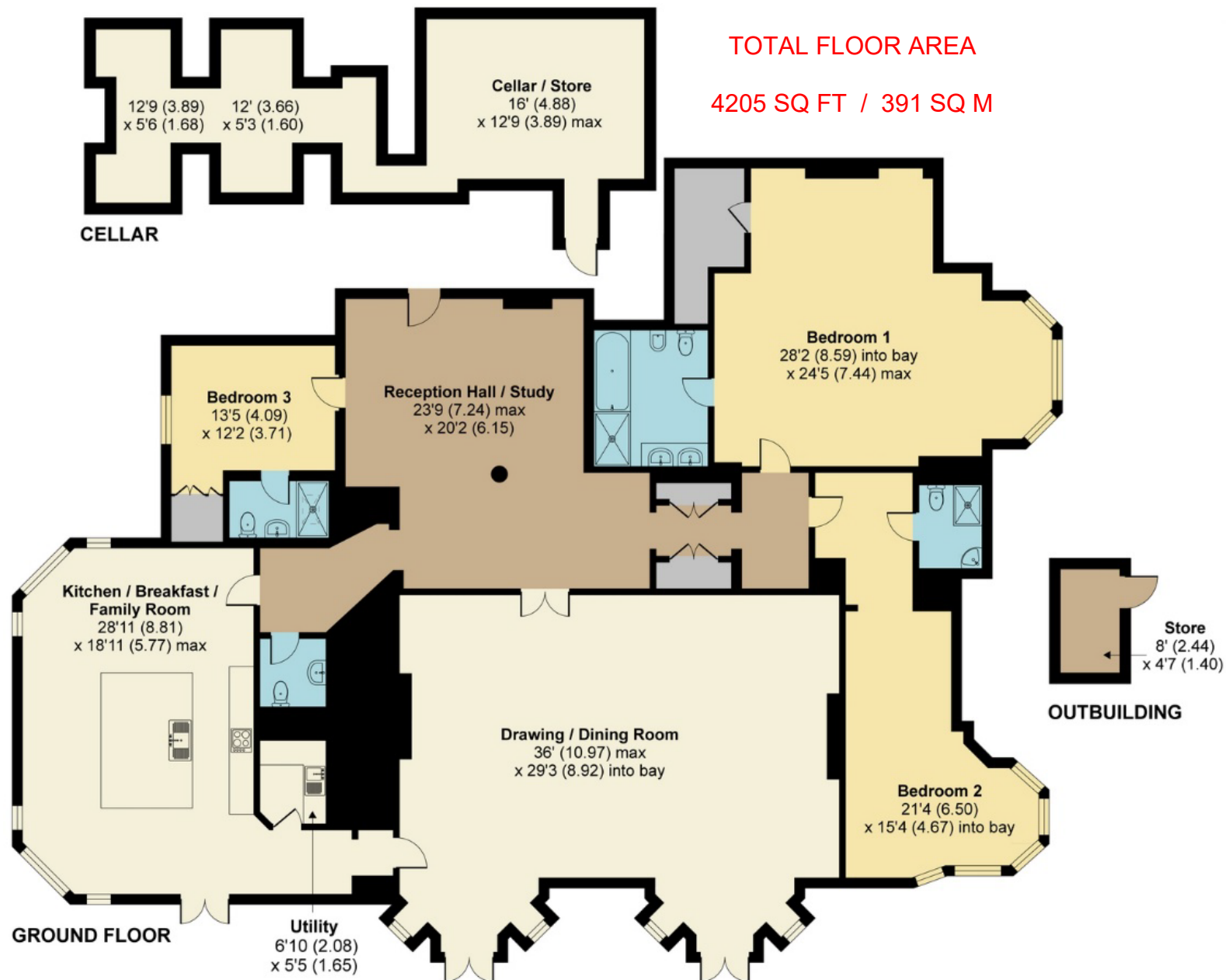
Kingswood Village is just over half a mile away and offers a local shop, restaurants and the Kingswood Arms pub and the station provides commuter rail services to London Bridge and Victoria.

The A217 gives an arterial route to London and just 2 miles away the M25 at Reigate Hill (Junction 8) brings both Gatwick and Heathrow airports and several coastal ports within easy reach. Reigate, Epsom and Banstead Village are each within a short drive and have excellent local shopping.

This part of the Surrey Downs has many venues for sport, leisure and cultural pursuits and these include Kingswood's two golf courses and tennis club, nearby Walton Heath and Epsom RAC golf clubs, theatre and cinema at Epsom and Reigate, many fine restaurants and pubs and several gyms.

The outstanding natural beauty of Walton Heath, Banstead Woods and Reigate Hill are also nearby.





The many features of this fine home include:

- Impressive Reception Rooms with high, decorated ceilings and cornices
- Grand Reception Hall with oak-fitted library by Neville Johnson
- Bespoke fitted Kitchen in cream with granite surfaces and counter
- High quality Miele integrated appliances
- Four period-style stone fireplaces each with gas living-flame stove
- Three double Bedroom Suites, each with luxurious Bath / Shower Rooms
- Extensive Cellar Storage of some 400 sq ft
- Gas-fired Underfloor Heating and pressurised hot water system
- Some restored stone mullion windows
- Secure underground Garage for two cars and further Store Room
- Professionally designed interior

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	62 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold
 Service Charge - £13,317 pa
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: H
 FFTP
 All mains services
 To the best of our knowledge on production of this brochure

