



An exclusive Kingswood Warren location, just a few minutes from the village

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**Warren Drive
Kingswood
KT20**

London 17 miles
Kingswood Village 0.5 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

A unique and characterful detached house, currently arranged as ground-floor and first-floor apartments and now available for conversion to a single substantial house, or even replacement in this high-value location.

One of the few Kingswood Warren houses that is within just a few minutes' walk of the village and station.

Guide Price £1,750,000

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

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- Currently arranged as two apartments, this substantial detached house comprises: -

Ground Floor:

- Entrance Hall ▪ Sitting Room ▪ Dining Room ▪ Kitchen ▪ Utility Room ▪ Laundry
- 3 Bedrooms, 2 Bathrooms and Shower Room including one ensuite

First Floor:

- Entrance Hall ▪ Sitting Room ▪ Dining Room ▪ Family Room ▪ Kitchen
- 3 Bedrooms, Bathrooms and Shower Room

Outside:

- Detached Double Garage ▪ Around 90' Frontage ▪ Some 100' x 80' Rear Garden
- In all, around 0.4 Acre





Individually designed and built in the 1930's, this distinctive detached house was for many years a private school before being converted in the 1960's into two spacious apartments.

Now owned by the same family and available as a single Freehold, this represents an exciting opportunity for the next owners to adopt or re-configure the house for extended family occupation, or to convert to a single substantial and imposing house. In this high-value location, there is even the option to completely replace the building with a modern mansion.

The gardens are mainly level and have a high degree of natural privacy. The broad frontage has an In and Out carriage driveway that provides ample parking in addition to the detached double garage.

Both apartments have been updated and include modern kitchens, bathrooms and shower rooms and both have double-glazing and gas central heating. A property with so much versatility.

Make your viewing appointment through the sole agents, Richard Saunders at Kingswood.





Regarded as one of Surrey's most sought-after locations, Kingswood Village offers an ideal blend of country village charm and excellent accessibility, just 17 miles South of London.

This property has an exclusive Kingswood Warren location, whilst being just a few minutes' walk from the village with its 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 A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports, the coastal ports and Channel tunnel.

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.





FIRST FLOOR

TOTAL FLOOR AREA

3,992 SQ FT / 370.91 SQ M



GROUND FLOOR

The many features of this fine home include:

- Suitable for conversion to one house, or complete replacement
- Well-appointed accommodation of almost 4,000 square feet
- Without extension, could create a 5 double-bedroomed house
- Would also suit the extended family seeking two generous homes
- Replacement double-glazing and gas central heating systems
- Potential stamp duty saving as held in two Titles
- Spacious level gardens with broad frontage and carriage driveway
- Plenty of parking space in addition to a detached double garage
- Exclusive Kingswood Warren location on the edge of the village

Apartment 1. Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Apartment 2. First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Both apartments held as Leasehold but entire Freehold is included

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: Apartment 1: G Apartment 2: G

Broadband: Full Fibre Broadband available Services: All mains services are connected

To the best of our knowledge on production of this brochure

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