



Cottage Charm in a Kingswood Idyll

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Drive Spur Kingswood KT20

Kingswood Village Just over ½ mile
London 17 miles Tolworth (A3) 8 miles
London by rail 45 minutes M25 (Junction 8) 3 miles
All times and distances are approximate

In a great location which is both peaceful and exclusive, this delightful semi-detached house offers a cottage style home of character and remarkably good access to the needs of everyday life.

Rural views and excellent internal finishes are just some of the many features of this lovely property.

Price £850,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall ▪ Cloakroom ▪ Sitting Room
- Kitchen – Breakfast Room ▪ Utility Room
- 3 Bedrooms ▪ Bathroom
- Garage ▪ Deep Frontage with Driveway Parking
- Rear Garden extending to over 100'



This charming 1920's cottage enjoys an elevated and naturally private situation in this tucked-away location.

A large open-plan Kitchen-Dining room is well suited for entertaining and everyday family living. The modern shaker-style kitchen is beautifully fitted and set around a large island with the further benefit of a separate utility room. The light cabinetry and worksurfaces compliment the open space and warm herringbone pattern floor. The Sitting room is well proportioned with dual aspect to the front and rear, making the most of outward views whilst maintaining privacy.

The three bedrooms all enjoy views; the two double bedrooms have bay windows with a view to the fields beyond whilst the third bedroom looks on top the back garden. There is plenty of built-in storage, in addition to the loft.

Externally the garage is supplemented with driveway parking for multiple cars. The rear garden extends to over 100' with a south-easterly aspect and landscaped to make the most of sun throughout the day. The property has potential for further expansion, subject to the usual consents.

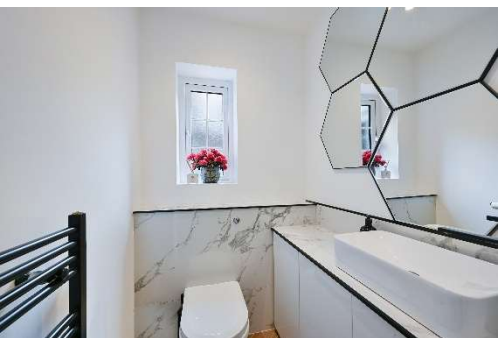


Regarded as one of Surrey's most sought-after locations, Kingswood Village offers an ideal blend of country village charm and excellent accessibility, just 17 miles South of London.

In a quiet private close, this property is situated within a mile of 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.

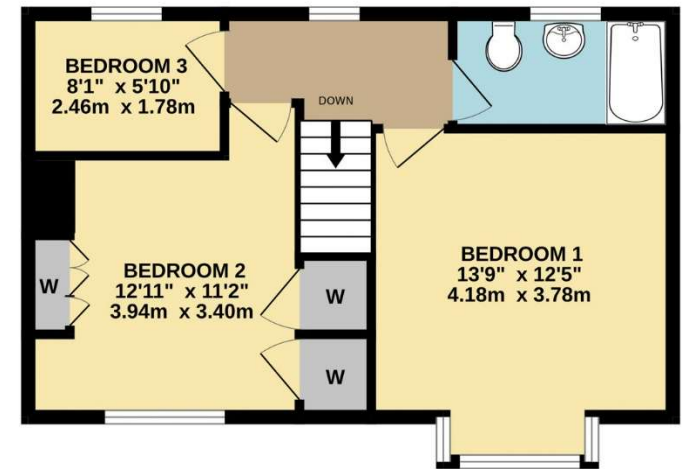
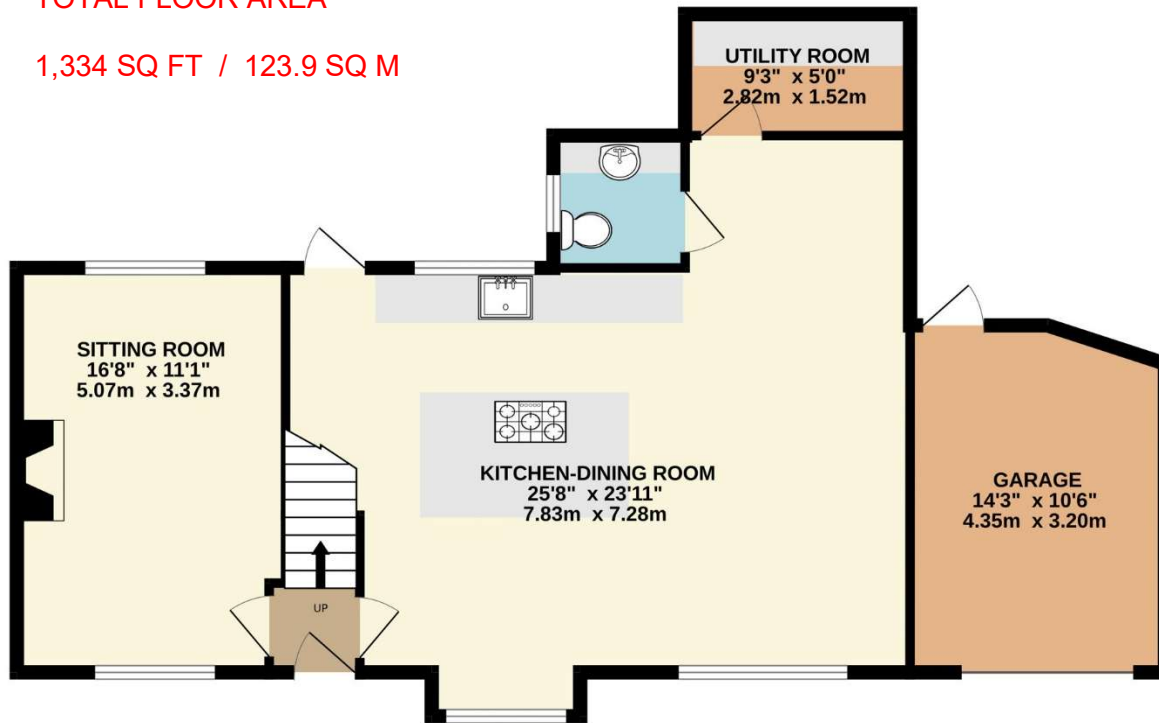
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

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.



TOTAL FLOOR AREA

1,334 SQ FT / 123.9 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The many features of this fine home include:

- Private Kingswood Location
- Large Kitchen-Dining Room
- Bright interior with an Exceptional Finish
- Deep frontage with plentiful parking
- Lovely South-Easterly backing garden
- Plot of around 0.25 acre
- Views over open fields to the front
- Well maintained throughout
- Short Walk to Kingswood Station
- Potential for Further Expansion

Tenure: Freehold
 Local Authority: Reigate and Banstead BC
 Council Tax Band: F
 Broadband: Full Fibre Broadband
 All mains services

To the best of our knowledge on production of this brochure

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