



An outstanding family house in this sought-after village location.

exclusive to

**SAUNDERS**

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## Lower Kingswood KT20

London 18 miles  
Reigate 3 miles Banstead Village 4 miles  
London by rail 35 minutes from Merstham 4 miles or  
40 minutes from Kingswood 2 miles  
M25 (Junction 8) 1 mile  
*All times and distances are approximate*

In this sought after village location, just minutes from Kingswood Primary School, an excellent detached house of quality now available with no onward chain.

Over 2,000 sq ft of family accommodation, refurbished to create superb living and entertaining spaces.

**Guide Price £750,000**

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

kingswood@richardsaunders.co.uk



- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Open plan Kitchen-Dining-Family Room
- Conservatory ▪ Study or ground-floor Bedroom 4 ▪ Ensuite Bathroom ▪ Utility Room
- 3 Bedrooms and Family Bathroom with Shower
- Extensive Frontage with Driveway Parking ▪ Bike / machinery Store
- Some 50' x 40' Rear Garden with Outside Entertaining area and Spa Tub
- Detached Office or Studio



This outstanding detached house offers a great mix of family accommodation with space for a ground-floor bedroom suite, a garden office or studio and excellent indoor and outdoor spaces for entertaining family and friends - just perfect for those who like to host.

Built in 1935, it's clear that this was an individual, high quality house and the owners' refurbishment and improvements have certainly done it justice. You can tell that the owners have loved their home and now, due to relocation, the house is available with no onward chain.

The accommodation is spacious, offering up to four bedrooms and there are two luxury bathrooms, one with shower. The ground floor has been extended and altered to create excellent living spaces spilling out onto a full width deck with extensive covered sitting and dining areas.

There are too many features to list here, and so an interior viewing is encouraged, to appreciate this lovely home for yourself. [Arrange your viewing through the sole agents on 01737 360000](tel:01737360000)



This property is perfectly located for easy access to all the amenities of family life, being just a few yards from an excellent local store, an open park with children's playground and Kingswood Primary School.

There's also an M&S Foodstore at the nearby BP station whilst more extensive shopping can be found at Banstead Village or Reigate and there's an Asda Superstore at Burgh Heath. You can be on the M25 motorway within a few minutes, bringing Gatwick and Heathrow airports, the Channel Tunnel and coastal ports within easy reach. If you need to catch a train to London, you have a choice of stations at Reigate, Merstham or Kingswood.

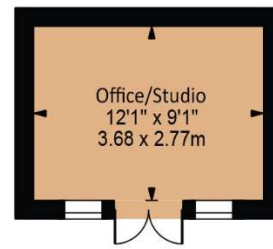
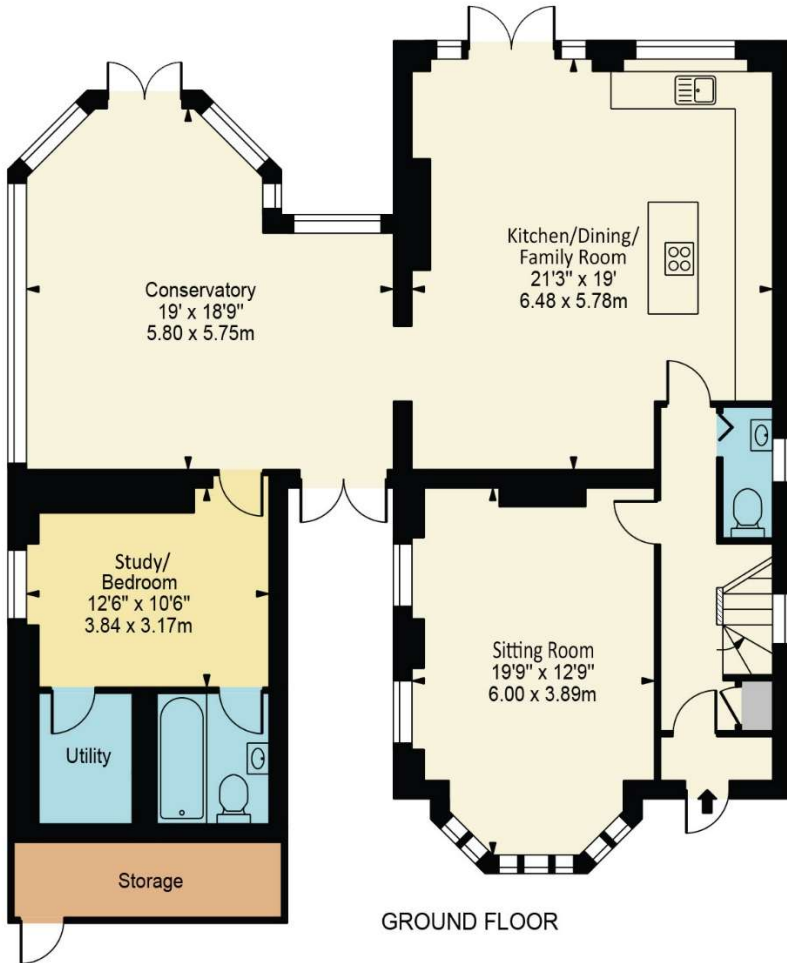
High on the North Downs, this location is on the edge of outstanding Surrey countryside, nearby beauty spots include Colley Hill, Reigate Hill and Walton Heath. Perfect for cycling, running, horse-riding or just leisurely walks. There's also an abundance of sporting and cultural pursuits in the area such as gyms, clubs for golf, football, rugby and tennis.

There's a theatre at nearby Dorking and cinema at Reigate and there is a vast choice of pubs and restaurants locally too.

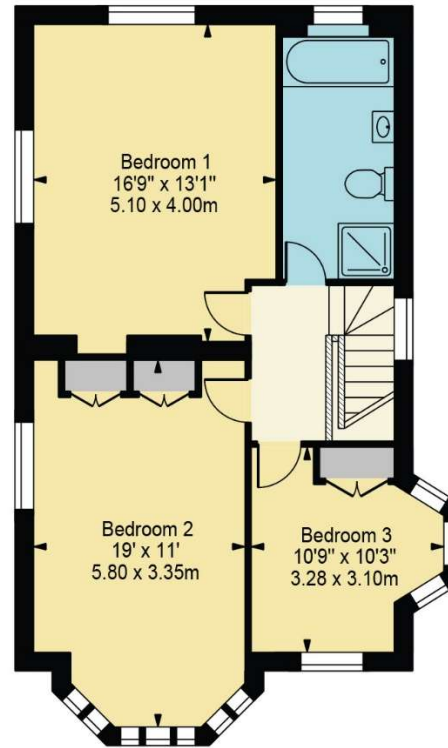


**TOTAL FLOOR AREA**

2,082 square feet  
193.4 square metres



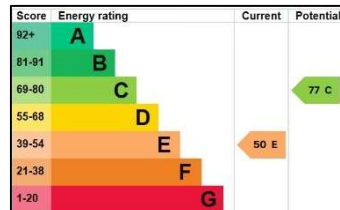
OUTBUILDING



The many features of this fine home include:

- Ground-floor bedroom suite for guest or relative
- Magnificent contemporary kitchen with quartz
- Neff 'hide and slide' ovens and American fridge-freezer
- Wine chiller, dishwasher and Luxair cooked hood
- Karndean flooring to most of ground floor
- Remote-controlled, living flame gas fire with Crema marble
- Solid oak staircase with oak and glass balustrade
- Huge conservatory, ideal as a family room or games room
- Three good-sized bedrooms on the first floor
- Two refitted, luxury bathrooms, one with shower
- Oak-finish replacement upvc double glazing
- Wonderful outdoor entertaining space with spa tub
- Landscaped garden with high degree of natural privacy
- Modern garden office ideal as therapy room or studio
- Extensive in and out driveway with plenty of parking
- Sought-after location, easy reach to the M25
- Available with no onward chain

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



**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.

