



Available for the first time since it was built in 1968

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Kingswood KT20

London 17 miles
Reigate 5 miles Epsom 5 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Set in wonderful, landscaped gardens of over half an acre and at the end of this quiet close, a substantial modern house with tremendous potential to create a contemporary new home.

Currently arranged with an independent annexe, the property could easily provide up to five bedrooms, even without extension. Now available with no onward chain.

Price £1,250,000

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

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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study
- Kitchen – Breakfast Room ■ Playroom / Den
- Up to 4 or 5 Bedrooms and 3 Bath / Shower Rooms including independent Annexe
- Principal Suite of Bedroom and Shower Room ■ 2 further Bedrooms and Family Bathroom
- First Floor Annexe comprises; Living Room with Balcony, Kitchen, Bedroom and Bathroom
- Double Garage ■ Frontage with driveway parking
- Rear Garden extends to some 170' x 110' ■ In all, around 0.55 Acre



The park-like, landscaped gardens which once belonged to a nearby Edwardian country house provide an enchanted setting for this truly individual detached house. Specifically designed and bespoke built for our clients in 1968, the house enjoys privacy and wonderful views over its gardens.

The interior is flooded with natural light by virtue of its large windows and doors which have more recently been replaced with double glazing by Everest. The open plan sitting room and dining room both have the best views with full length windows and sliding doors to the terrace and garden. The large kitchen retains its original Hygena cabinets, impeccably maintained.

The first floor is arranged for three bedrooms and connects with the one-bedroom annexe, but the space is ample to create five bedrooms and three bathrooms if preferred. The principal bedroom has an ensuite shower room and the potential for a roof terrace or further extension, subject to planning consent.

Surely a feature of this inviting home are the gardens which include specimen shrubs and trees, rockeries with massive stones and three ponds linked by waterfalls, all waiting to be restored to their former glory.



In one of Kingswood's more private and prestigious settings, the property is located at the end of this attractive close off The Chase and within walking distance of the village and station.

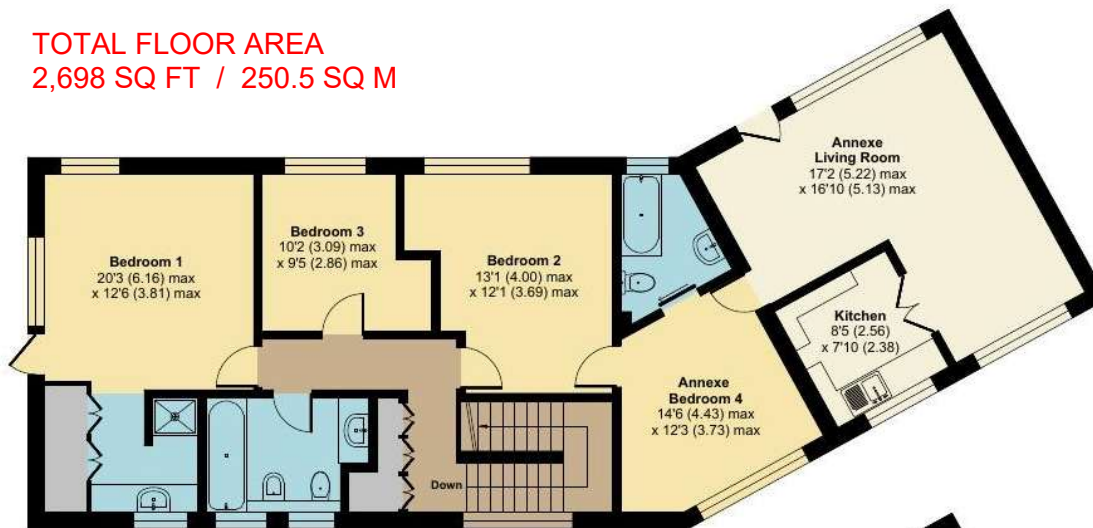
Kingswood Station has frequent services to both London Bridge and Victoria, and the village has local shopping and the Kingswood Arms gastro pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports, the channel tunnel and coastal ports.

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, such as Whitgift, run a private bus service from the area.

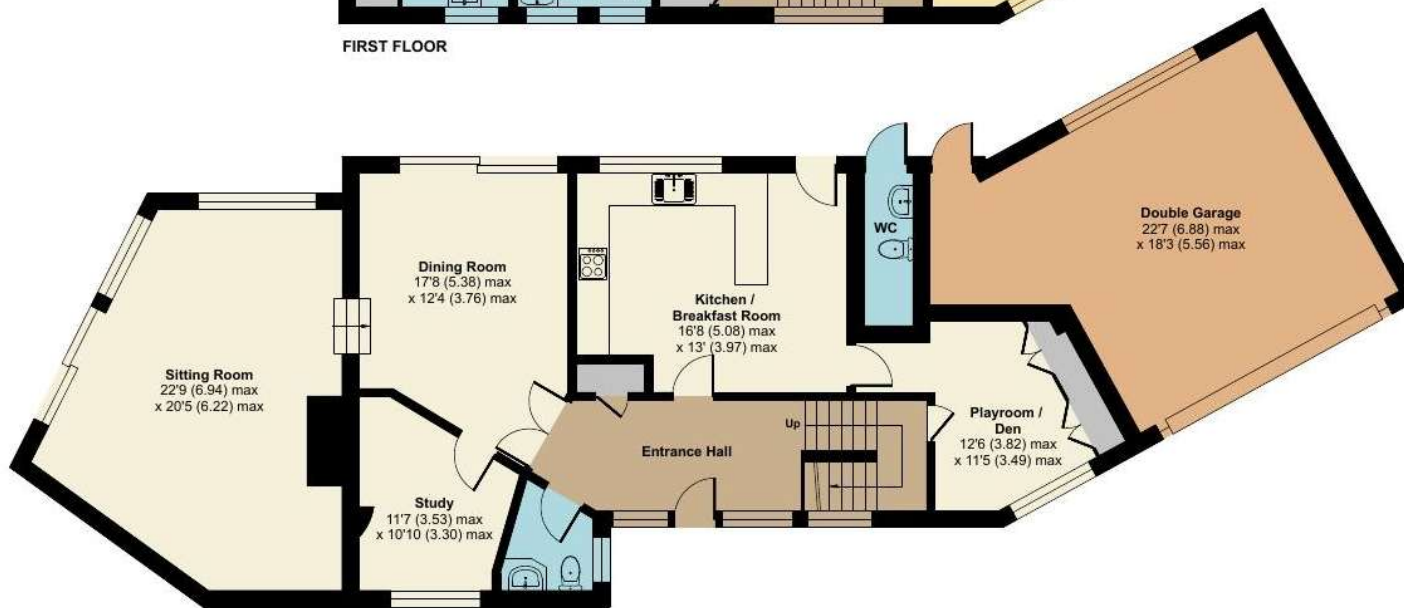
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside on the doorstep for walking, cycling and horse-riding. The area also has many pubs, restaurants, local theatre and cinema.



TOTAL FLOOR AREA
2,698 SQ FT / 250.5 SQ M



FIRST FLOOR



GROUND FLOOR

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

Tenure: Freehold
 Local Authority: Reigate and Banstead B C
 Council Tax Band: G
 Broadband: Copper-fed Broadband
 All mains services
 To the best of our knowledge on production of this brochure

The many features of this fine home include:

- A truly individual home with tremendous potential
- Wonderful, landscaped gardens with South aspect
- Bright interior with replacement double glazing
- Gas central heating with recent new boiler
- Independent annexe or up to 5 bedrooms
- Plenty of scope for adding value
- Wealth of storage and fitted wardrobes
- Available immediately with no onward chain
- A well-loved family home for almost sixty years
- Prestigious location close to Kingswood village



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