

In the heart of Kingswood Warren, a perfect home for family and entertaining

exclusive to

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Woodland Way
Kingswood
KT20

London 17 miles
Reigate 4 miles Epsom 4 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Set in secluded, leafy grounds, this substantial detached house enjoys privacy and security in the exclusive Kingswood Warren.

A fabulous and extensive home of 5,356 sq ft in total and with so much to offer, ideal for family and perfect range of facilities for entertaining and working from home.

Price £2.35 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Reception Hall
- Cloakroom
- Drawing Room
- Dining Room
- Kitchen – Breakfast Room
- Utility Room
- Study
- 5 Bedrooms and 3 Bathrooms including Principal and Second suites
- Garden Studio
- Workshop
- Internal heated and covered swimming pool
- Hot Tub
- Outbuildings ideal for Entertaining
- Double and Single Garages
- 100’ Frontage
- Rear Garden extending to some 200’ x 150’
- Outside Storage Spaces
- In all, approaching 1 Acre









Like so many in this desirable residential location, this property is set in an unspoiled garden plot which is level, landscaped and naturally secluded from its neighbours. The owners have very much enjoyed their time here, adding excellent outside entertaining and cooking areas, which provide great flexibility for further accommodation or working spaces. There is also an internal large, heated swimming pool opening to the gardens with changing and shower facilities.

The house has spacious living areas which include a large drawing room, family room and formal dining room, the study is well fitted and also of a good size. The kitchen-breakfast room includes a full range of integrated appliances in a clean contemporary finish. On the first floor, there are five bedrooms and three bathrooms including an impressive principal suite with a wealth of storage and air conditioning. A large walk-in loft provides fantastic storage and potential for further conversion.

The broad frontage has automated gates leading to an expansive drive with parking for numerous cars. There is garaging for three cars with plenty of further storage and workshop spaces to the front and rear.

The property has space for further enlargement and enhancement, subject to the usual consents, to both the rear and sides.



Recognised as one of the most desirable places to live on the Surrey Downs, the winding, private lanes of Kingswood Warren provide an ideal location for substantial and prestigious homes in spacious leafy gardens. Kingswood Warren also benefits from the opportunity to have 24/7 security patrol from Knights Security.

This property is around a mile from Kingswood Village and Station with commuter rail services to London, local shopping and the Kingswood Arms gastro-pub just moments away.

For more diverse shopping and restaurants, Reigate, Epsom and Banstead Village are all within a few minutes' drive. The nearby A217 provides an arterial route to London via the M25, Reigate Hill (J8) gives swift access to Heathrow (40 mins) and Gatwick Airport (20 mins) as well as the coastal ports and Eurotunnel. 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, Beaverbrook Hotel and Golf Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.









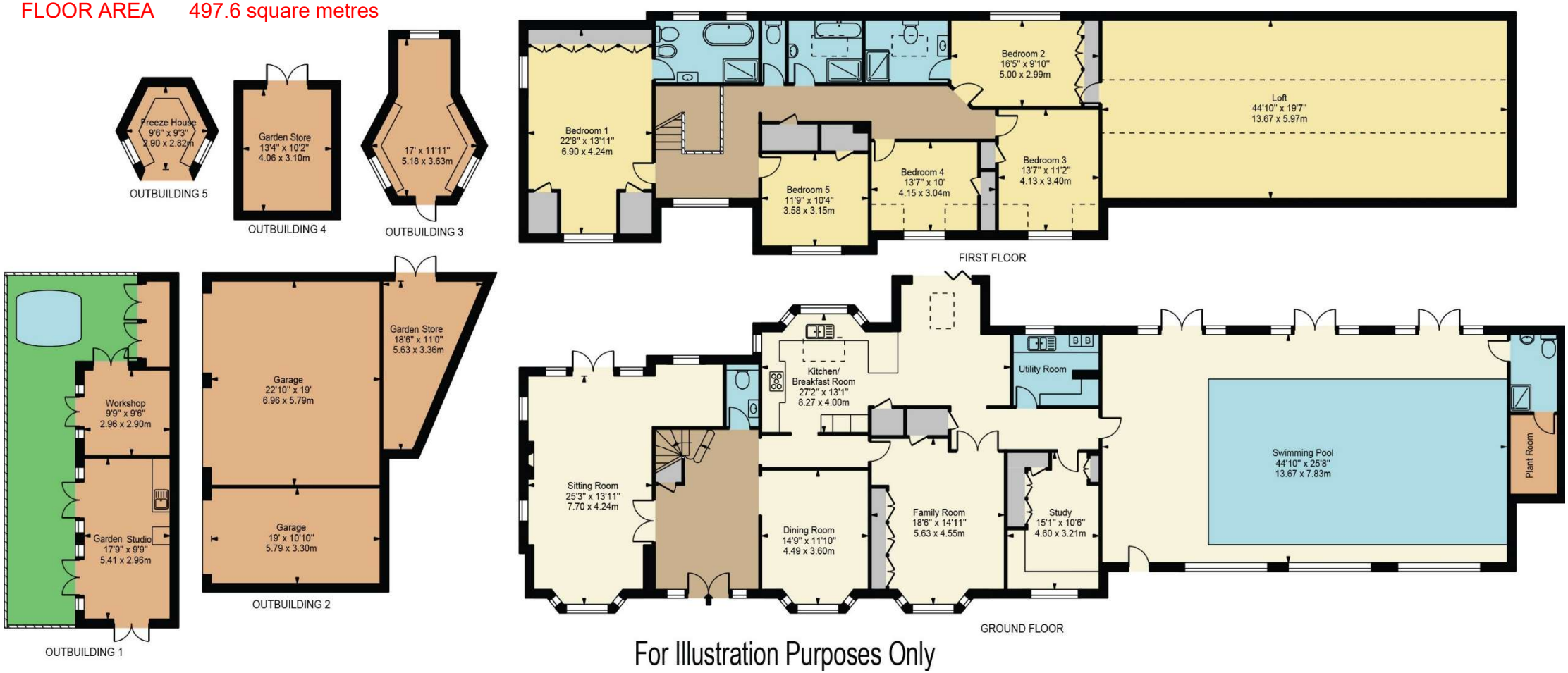




The many features of this fine home include:

- In total, some 5,356 sq ft of living space
- Excellent outside living and entertaining areas
- Spacious kitchen, contemporary style with space for family dining
- A choice of living spaces with flexible use
- Air conditioning to principle rooms
- Contemporary fitted bathrooms, two of which being en-suite
- Five double bedrooms and three bathrooms
- Workshop and external storage spaces
- Wealth of storage spaces, both inside and out
- Very well presented throughout
- Broad frontage with double gates and a sweeping driveway
- Large double and single garages with automated doors
- Ample secure parking for several cars
- Heated swimming pool with shower room
- Landscaped gardens with high degree of privacy
- Exclusive, private Kingswood Warren location
- Available with no onward chain

TOTAL FLOOR AREA 5,356 square feet 497.6 square metres



For Illustration Purposes Only

Tenure: Freehold
Local Authority: Reigate and Banstead B C
Council Tax Band: H
All mains services
Broadband: Full Fibre broadband available
To the best of our knowledge on production of this brochure



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