Outstanding chalet bungalow in this peaceful, semi-rural lane

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Lovelands Lane
Lower Kingswood
KT20

London 19 miles
Reigate 4 miles Banstead Village 5 miles
Merstham Station to London: 35 minutes
Reigate Station to London: 55 minutes
M25 (Junction 8) 1 mile
All times and distances are approximate

Re-imagined and refurbished, this outstanding chalet bungalow has a tranquil setting in a semi-rural, private no-through lane with remarkable connectivity.

Impressive and versatile, the contemporary accommodation of over 3,200 sq ft may be of interest to families and downsizers alike.

Price £1.2 million

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

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- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Cinema / Family Room
- Kitchen – Breakfast Room
- Utility Room
- Ground Floor Annexe of Sitting Room, Kitchen (or Utility Room), Bedroom (5) and Bathroom (4)
- 5 Bedrooms
- 4 Bath / Shower rooms including 3 ensuite
- Frontage of some 70’
- Around 60’ x 60’ Rear Garden
- In all, around 0.25 Acre

Extended and comprehensively refurbished just a few years ago, a detached chalet bungalow which needs to be viewed to be fully appreciated.

The spacious hall leads to the sitting room, dining room and kitchen with an open plan design, flooded with natural light. Bi-fold doors lead out to the terrace, complete with bar and spa tub, perfect for hosting friends and family. The vaulted kitchen overlooks the rear garden and is fitted with a contemporary range of cabinets and island with quartz granite surfaces and bar. There are high-quality integrated appliances. The home cinema also provides a separate living space for larger families.

There are up to five double bedrooms, one could be used as a study and there are two shower rooms on the ground floor, one being ensuite and ideal for those seeking an accessible bedroom suite. The two first floor bedrooms are huge, and both have ensuites.

There is plenty of parking on the frontage and the rear garden is naturally secluded and enjoys a South-West aspect. A truly unique home, available now with no onward chain.

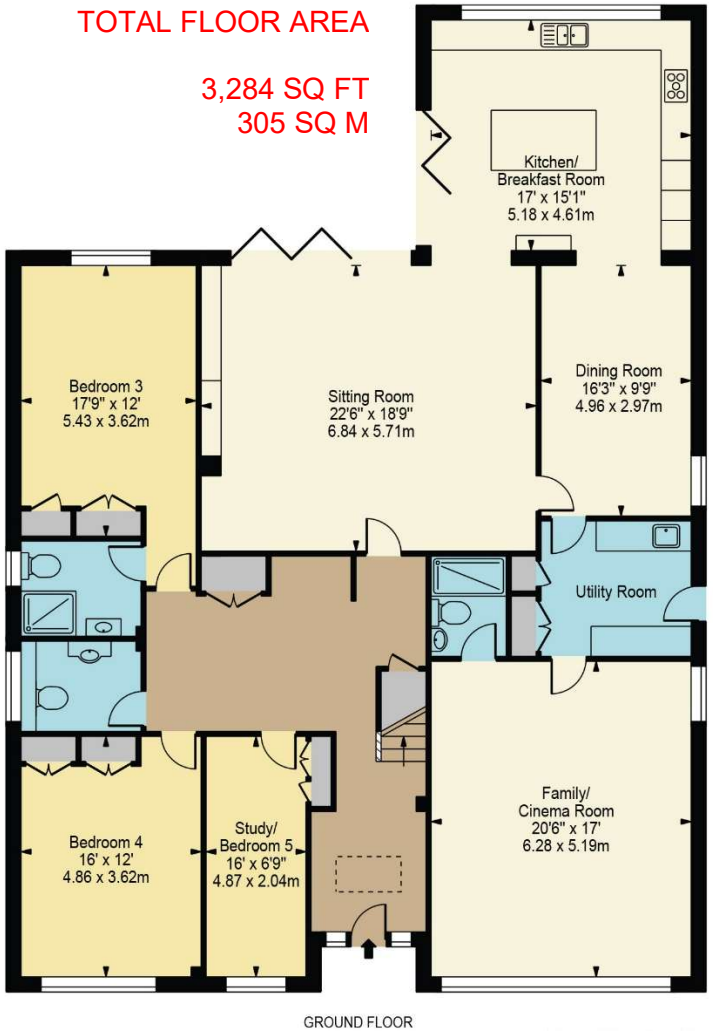
The property has a tranquil, semi-rural setting in this quiet, no-through lane and yet it offers remarkable connectivity. Within just a few minutes' drive at Reigate Hill (J8), the M25 gives access to the nation's motorway network bringing Gatwick within 15 minutes and Heathrow within 35 minutes. The coastal ports and Eurotunnel are easily reached. There are rail stations at nearby Reigate, Merstham and Kingswood.

Lower Kingswood has local shopping whilst Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Some of Surrey's finest schools are available locally including Kingswood Primary School, Reigate Grammar, The Hawthorns School and Nursery, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep.

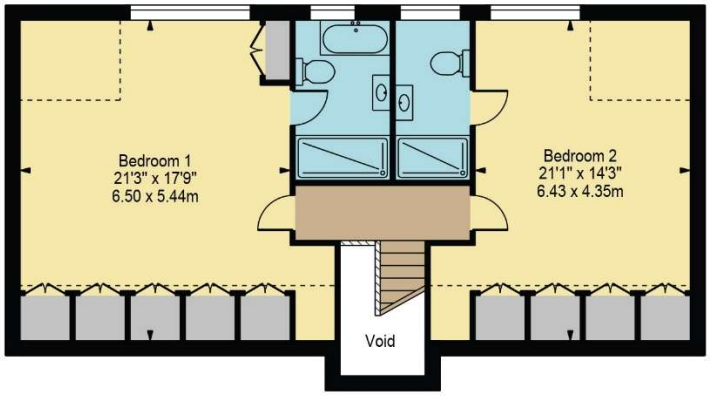
High on the Surrey Hills, this location is encompassed by wonderful open countryside including the renowned beauty of Colley Hill, Reigate Hill, Gatton Park and Walton Heath, ideal for walks, cycling, running and horse riding with several liveries nearby. There are also many venues for almost every conceivable sport, leisure and cultural pursuit including several golf courses, private gyms, Banstead Sports Centre, and many pubs, restaurants, local theatre and cinema.

TOTAL FLOOR AREA

3,284 SQ FT
305 SQ M



GROUND FLOOR



FIRST FLOOR

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

The many features of this fine home include:

- Versatile layout with up to five double bedrooms
- Accessible, ground bedrooms and shower rooms
- Wonderful open plan living spaces
- Vaulted kitchen with contemporary range of cabinets
- Luxurious, modern bathrooms and shower rooms
- Tranquil, semi-rural location in a no-through lane
- Living-flame gas fire to the sitting room
- Broad frontage with plenty of parking
- Gas central heating and double glazing
- Bi-fold doors leading out to a South-West facing terrace
- Refurbished and beautifully presented
- Available with no onward chain

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.