

Exclusive living in natural seclusion on the edge of Kingswood village

exclusive to

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Kingswood Park
Bonsor Drive
Kingswood
KT20

Kingswood Village ½ miles
London 17 miles
M23/25 3 miles
London by rail 50 minutes
All times and distances are approximate

A rare opportunity to acquire one of only two detached family homes within the exclusive Kingswood Park development..

This stunning three bedroom home is now on the market for the first time since being built in 2015.

Inviting offers in excess of £965,000

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/Study
- Kitchen – Breakfast Room
- 3 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Double Carport
- Gated Close
- Open Frontage
- Some 45’ (d) x 55’ (w) Rear Garden

The









Nestled on the edge of a select development of luxury properties, this detached house has quite possibly the finest position, with woodland to the rear and side aspect, complimented by panoramic views over meticulously maintained paddocks to the front.

The large kitchen/breakfast room is well appointed in a contemporary shaker style with granite work surfaces, Siemens appliances and Quorka boiling tap. The living room to the right of the entrance hallway also extends to the rear garden, accessed by patio doors, whilst the adjoining dining room provides a discreet social area away from the living room, or could be used as a study or playroom. All three double bedrooms benefit from built-in wardrobes and the master includes an ensuite shower room.

The secluded west facing rear garden is primarily laid to lawn, featuring a generously sized tiled patio with unspoilt woodland behind. Private parking accommodates three cars within the herringbone-brick driveway and a gable-roofed carport providing protection from the elements.

Accessed via secure double gates on to a sweeping private road, Kingswood Park has an air of exclusivity and is within just a few minutes walk of Kingswood village.



Kingswood Station offers regular, frequent services to both London Bridge and Victoria, whilst the village provides a mix of local stores, a takeaway restaurant and the highly regarded Kingswood Arms gastro pub. For more extensive shopping, Reigate, Epsom and Banstead village are all within a few minutes drive.

The A217 is just two minutes away with fast routes north into London or south to junction 8 of the M25, making Gatwick (22 minutes) and Heathrow (63 minutes) highly accessible.

Some of Surrey's finest schools are located nearby including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Certain schools such at Whitgift, run a private bus service from the area.

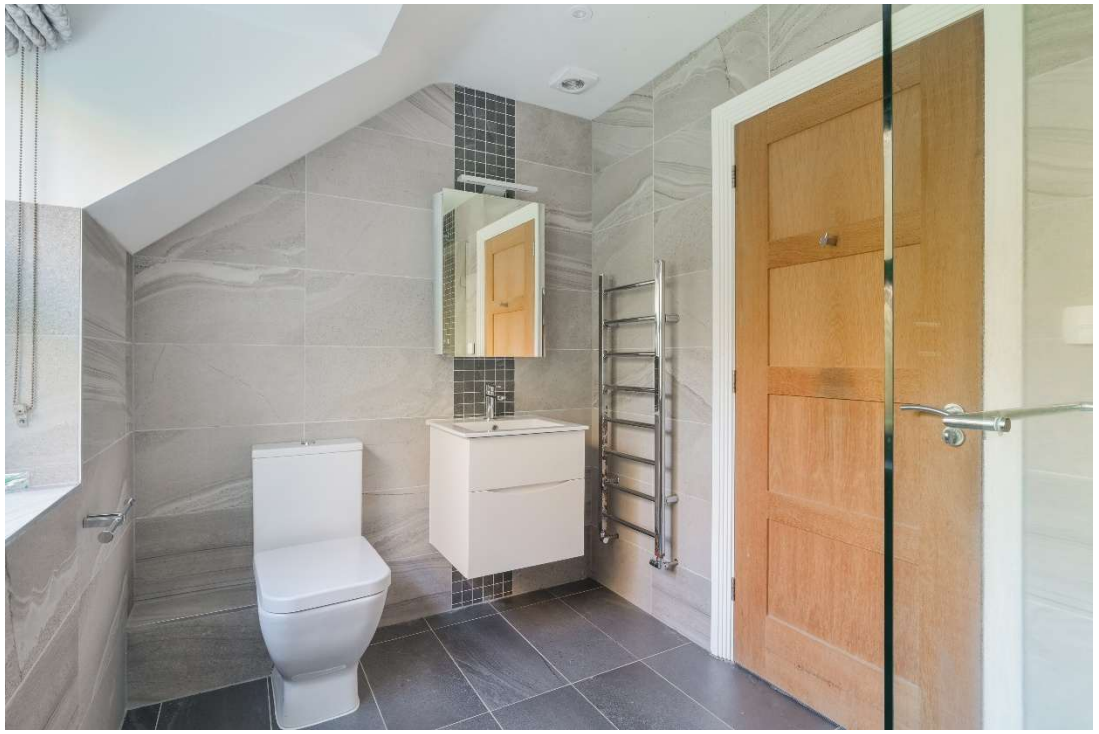
Situated within the highly sought after Surrey Hills, the area boasts facilities for every conceivable sport, leisure and cultural pursuit. These include the prestigious Walton Heath, Kingswood and RAC golf clubs, Kingswood Lawn Tennis Club, Epsom Racecourse. There is also an abundance of open countryside on the doorstep for walking, cycling and horse riding. The area also benefits from numerous pubs, restaurants, cinemas and a local theatre.

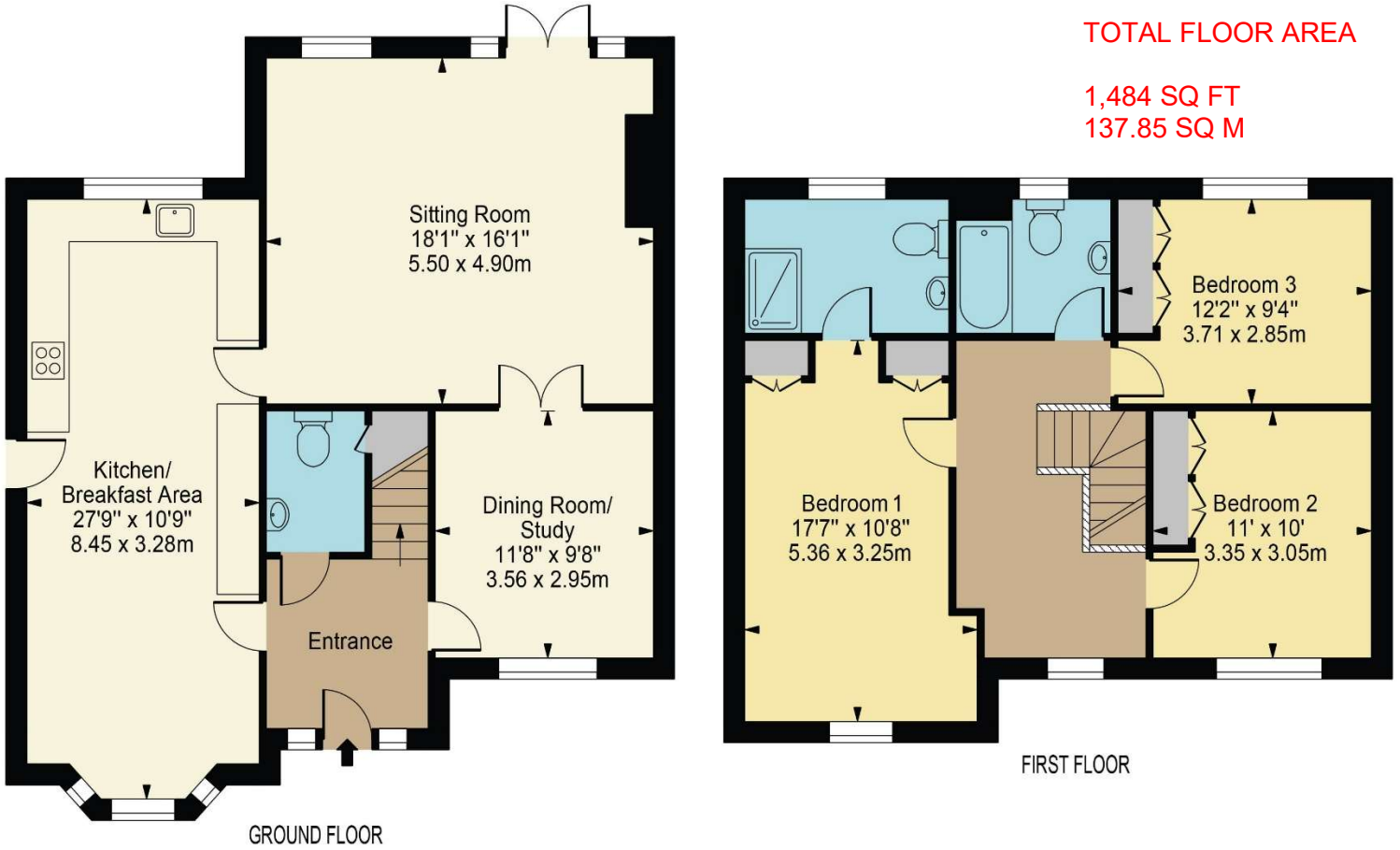












TOTAL FLOOR AREA

1,484 SQ FT
137.85 SQ M



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



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

The many features of this fine home include:

- Gated, edge of village location
- Natural privacy with views over paddocks.
- Contemporary fitted kitchen with high-end appliances
- End of Chain
- Well appointed bathroom and en-suite shower-room
- Level and westerly-backing garden
- Built-in storage to each bedroom
- Less than 15 minute walk to Tadworth Primary School
- Carport and further parking
- Under a mile from Kingswood station

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.

