



Secluded Kingswood Warren location just half a mile from the village

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Bears Den
Kingswood
KT20 6PL

Kingswood Village and Station ½ mile
London 17 miles
M23/M25 3 miles
London by rail 40 minutes
Times and distances are approximate

In a prestigious Kingswood Warren location, this outstanding detached house has been re-imagined and refurbished to create a substantial and beautifully appointed family home of some 4,700 sq ft. The house has an elevated and secluded setting in over half an acre with a broad frontage to this private close.

Price £ 1.95 million

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

kingswood@richardsaunders.co.uk



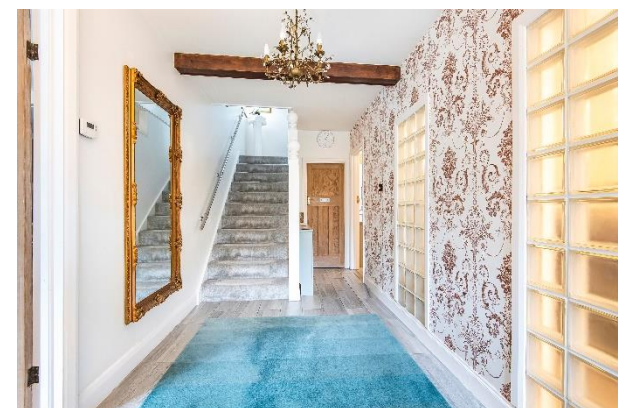
- Entrance Hall ■ Cloakroom
- Drawing Room ■ Dining Room ■ Garden Room ■ Study
- Open Plan Kitchen - Breakfast – Family Room
- Utility Room ■ Boot Room ■ Pantry
- Six Bedrooms and Four Bath/Shower Rooms including Three Ensuites
- Three Bedrooms have a Juliet Balcony and Two have a mezzanine study area
- Double Garage with Store Room above ■ Carport ■ In and Out driveway
- Secluded Westerly-facing Gardens of around 120' x 100' ■ In all, around 0.52 acre



An impressive detached house of character, transformed by thoughtful extension and refurbishment in recent years. The spacious interior is beautifully presented, offering a perfect balance of living spaces with a large, open plan kitchen – breakfast – family room being an ideal central hub of this family home. Three pairs of double doors lead out to the terrace and gardens.

Each of the six bedrooms have individual character, three of which have Juliet balconies overlooking the rear garden, two have a vaulted ceiling with mezzanine study or den and there are three ensuites in addition to the family bathroom.

An important feature of this home; the mature and secluded gardens and terraces include several areas to entertain family and friends or just to relax and enjoy the tranquillity. There is a carport and a double garage, above which a store room has potential for a studio or office. The broad frontage has ample space for parking on the expansive In and Out driveway.



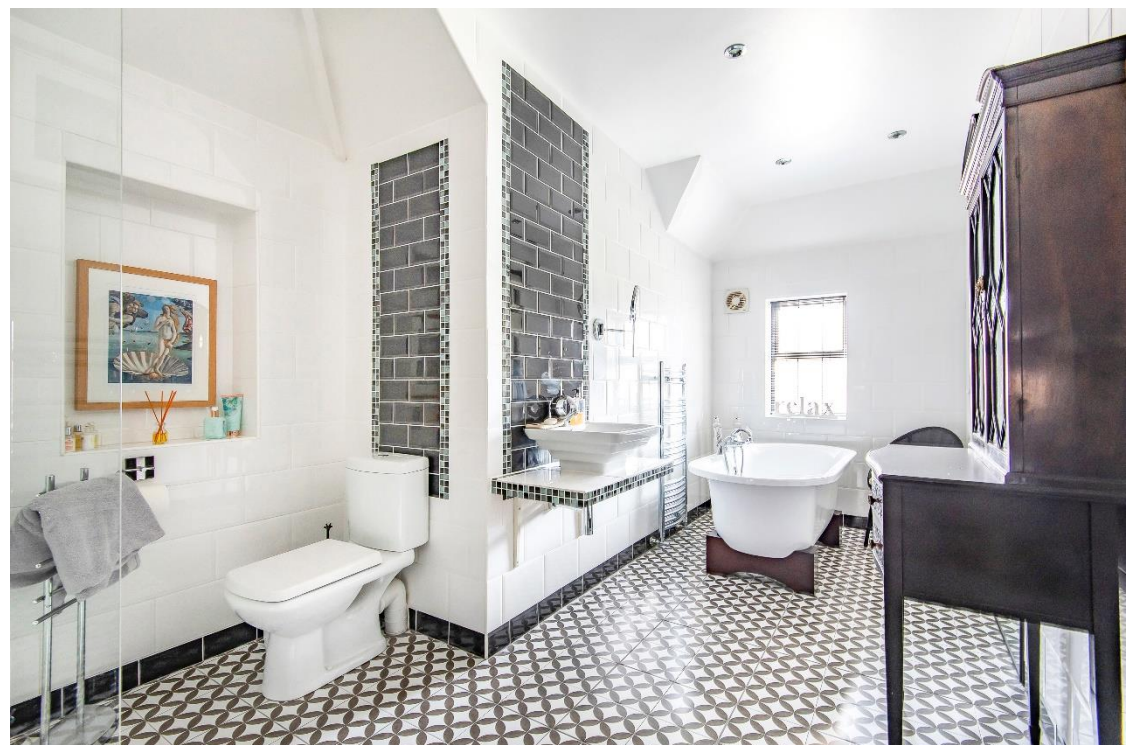
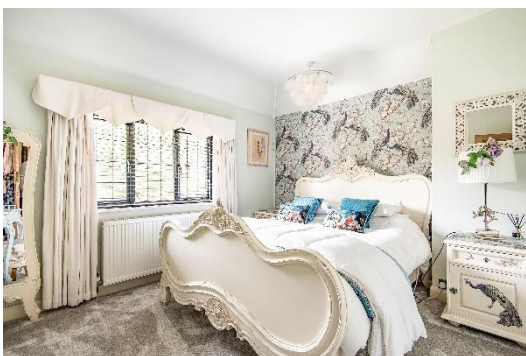


Kingswood Warren is recognised as one of the most desirable places to live on the Surrey Downs and this property enjoys a particularly secluded location towards the end of this private close, whilst offering remarkable accessibility.

Within a short walk, the station has commuter rail services to London in around 40 minutes. The village offers local shopping, the Waterhouse cafe and the Kingswood Arms gastropub whilst more diverse shopping and supermarkets can be found within a few minutes' drive at Reigate, Epsom and Banstead. The nearby A217 provides an arterial route to London and within a few minutes, the M25 motorway at Reigate Hill (J8) giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

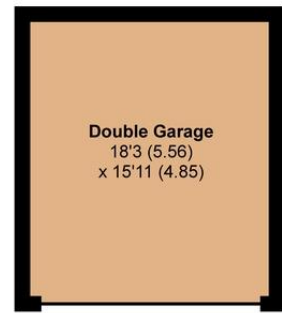
Some of Surrey's finest schools are available locally including Epsom College, City of London Freemans, Reigate Grammar, Aberdour and Chinthurst with some schools further afield such as Whitgift, running a school-bus service from the area.

There are many venues nearby for sport, leisure and cultural pursuits and these include Kingswood's two golf clubs and tennis club, the RAC Woodcote Golf and Country Club at Epsom, many restaurants and pubs, cinema, theatre as well as an abundance of open countryside for riding, cycling and walks.



TOTAL FLOOR AREA

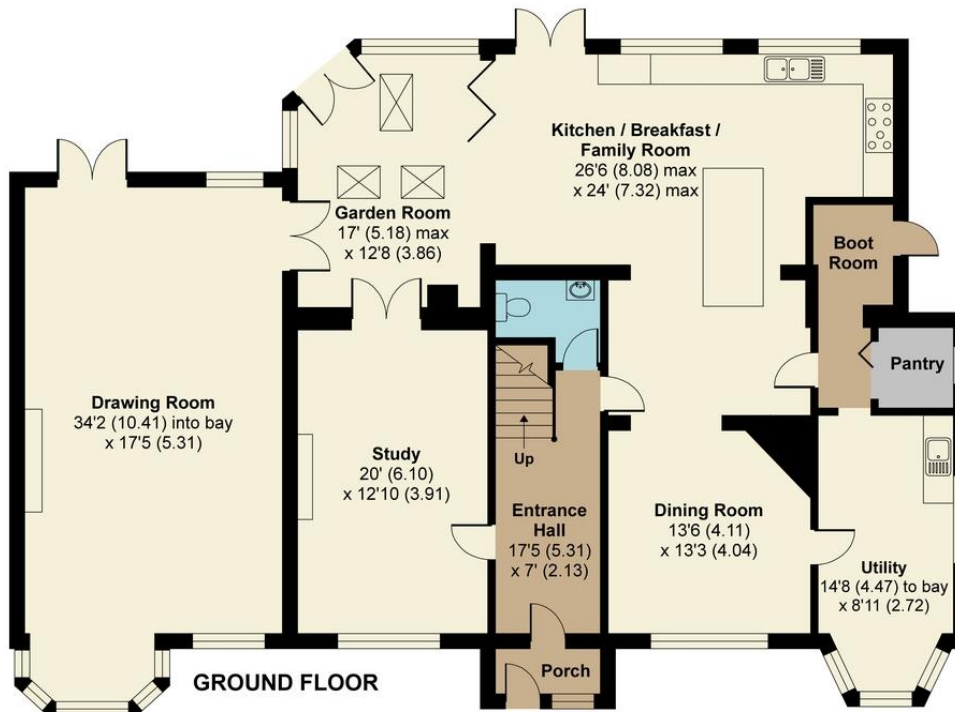
4,765 SQ FT / 442.7 SQ M



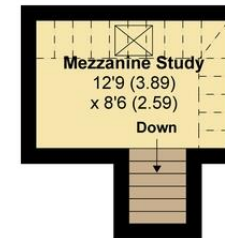
GARAGE GROUND FLOOR



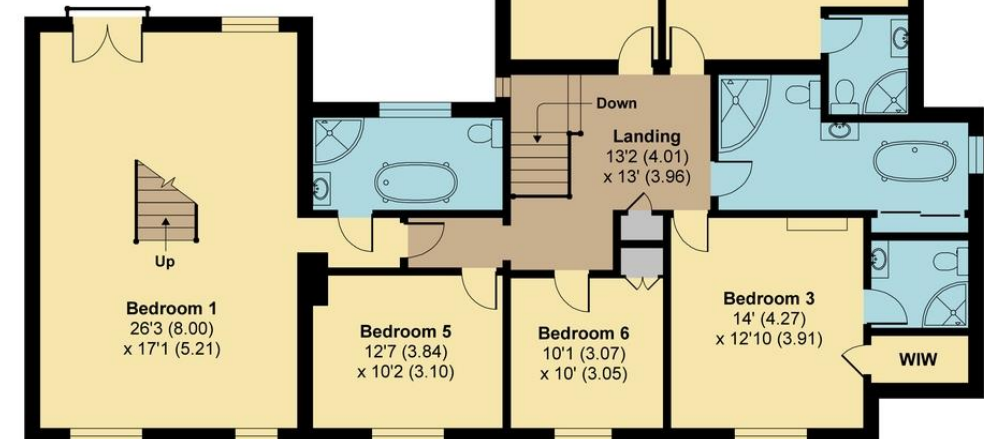
GARAGE FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 74 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



FEATURES:

- Double aspect 34'2 x 17'5 Drawing Room with Fireplace
- Bespoke fitted Kitchen with granite surfaces
- Interconnecting Living Rooms, also ideal for entertaining
- Three pairs of Double Doors to the terrace creating a 'spill-out' living and entertaining space
- Large Utility Room with Boot Room and Pantry
- Four Luxury Bath / Shower rooms, Three Ensuites
- Six characterful Bedrooms, Three with Juliet Balcony's
- Aluminium Replacement Double Glazing
- 18' x 16' Store Room above the Double Garage with potential for separate Office at home
- Lovely, secluded Gardens with Three Terraces
- In and Out tarmac Driveway giving ample parking for family and guests



