



In one of Kingswood's prestigious locations

exclusive to

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**Sandy Lane  
Kingswood  
KT20 6NQ**

Kingswood Village 3/4 mile  
London 17 miles  
Banstead Village 3 miles  
London by rail 40 minutes  
M23/M25 3 miles

An outstanding house of classical elegance enjoying privacy in the heart of the prestigious Kingswood Warren. Thoughtfully designed for modern family lifestyle, this beautiful home has been extended and enhanced in recent years and features an independent studio annexe, up to three-car garage and gated frontage.

**Guide Price £2,200,000**

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 363333

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Grand Reception Hall with Galleried Landing ■ Cloakroom ■ Sitting Room
- Study ■ Games/Media Room ■ Open-plan Kitchen - Dining - Family Room ■ Utility Room
- 5 Bedrooms ■ 4 Bath/Shower Rooms - 3 Ensuite
- Independent Annexe Studio with Kitchen and Shower Room
- Three-Car Garage - currently arranged as Double Garage and Gym
- Gated frontage with extensive parking ■ Secluded Level Gardens
- In all, around 0.43 Acre



This property was individually designed and built in 2003 with an elegant Georgian elevation of mellow brick under a slate roof. The house has an impressive frontage, set back behind automated gates and encompassed by secluded, level gardens with sunny terrace and extensive paved driveway.

The bright interior welcomes you into a central, grand hall with galleried landing. A perfect layout of living spaces includes the open plan kitchen, family room and orangery-dining room with its double doors to the garden, ideal for both family dining and entertaining.

There are five bedrooms all on one floor, three have ensembles in addition to the family shower room and the principal suite has a dressing room, most bedrooms have wardrobes. There is a ground-floor study for working from home and if more space is needed, an independent studio annexe could be used as a sizeable office instead.

The detached, three car garage has been adapted to create a great gym and double garage and there is ample parking for several cars/boat/caravan as well. This beautifully presented home is recommended for viewing.

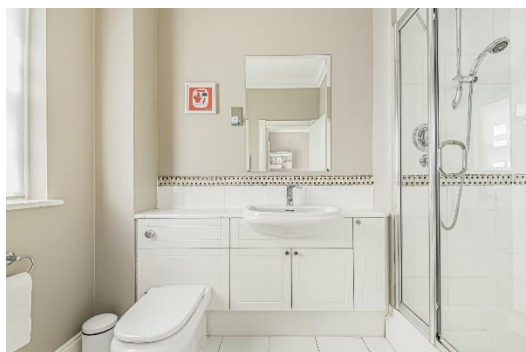


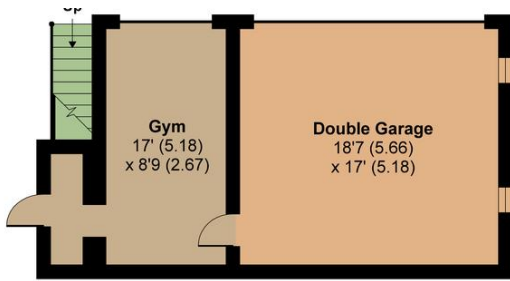
The house has a gated frontage to this private lane in the exclusive Kingswood Warren. Within a mile, Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 40 minutes. The M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus enabling fast routes to both Gatwick and Heathrow airports and the coastal ports.

The village has local shopping, fine restaurants and the Kingswood Arms pub whilst the bustling High Streets of Banstead Village, Epsom and Reigate are all within a short drive.

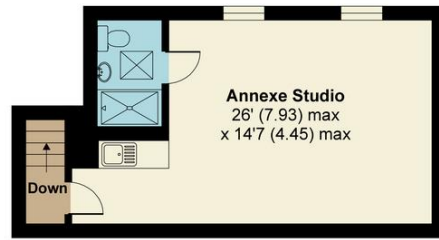
This area of Surrey Downs has a wide choice of schooling and the many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs.

For sporting interests, Kingswood has a tennis club and two golf courses including the nearby Kingswood Golf and Country Club, and within a short drive there is Walton Heath and the RAC Golf and Country Club at Epsom. Epsom Downs, home of the famous Derby, is just a few miles away and there is abundant open countryside on the doorstep for riding, cycling and walks.





GARAGE GROUND FLOOR

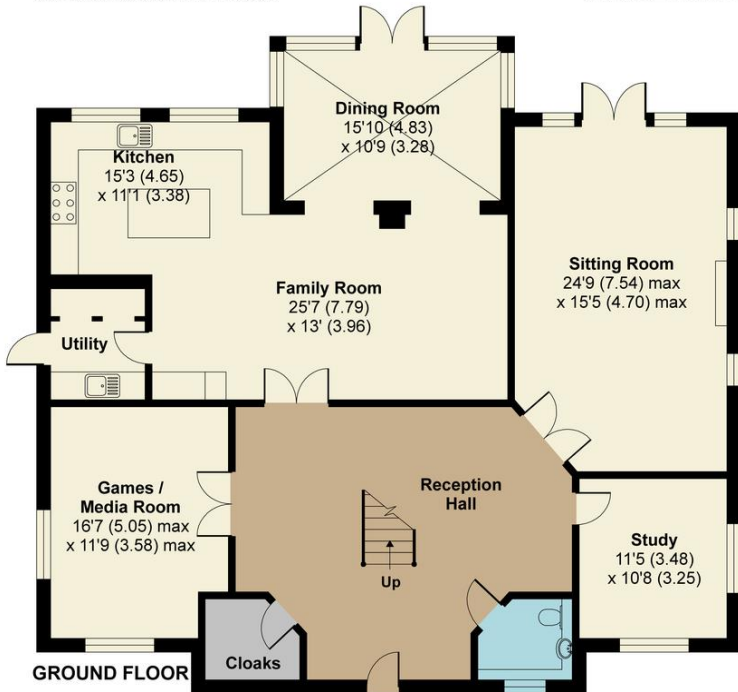


GARAGE FIRST FLOOR

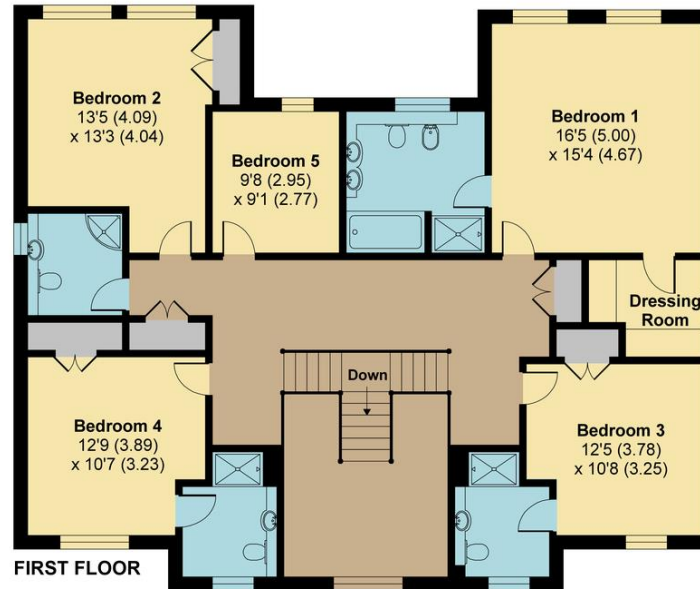
**TOTAL FLOOR AREA**  
**4,288 SQ FT / 398.3 SQ M**  
 approx..

The many features of this fine home include:

- Bright, contemporary interior
- Stylish Integrated Kitchen
- Open-plan Orangery Dining Room
- Luxury Bathrooms and Shower Rooms
- Independent Annexe for potential Stamp Duty reduction
- Impressive Central Grand Hall with Galleried Landing
- Dressing Room to principal suite and wardrobes to most bedrooms
- Integrated Hi-Fi System to Principal Rooms
- Entry phone operated gates
- Beautiful secluded Gardens



GROUND FLOOR



FIRST FLOOR

**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69   c  | 75   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



