



A home of charming cottage character in a peaceful village location

exclusive to

SAUNDERS

richardsaunders.co.uk

Kingswood KT20

London 17 miles
Kingswood Village $\frac{1}{2}$ mile
London by rail 40 minutes
M25 (Junction 8) 2 miles

Backing directly onto open fields and set in beautiful, secluded grounds of almost half an acre, a detached house of cottage character and with a remarkably spacious interior.

Transformed in recent years, a beautifully presented family home of over 3,200 sq ft with a peaceful, yet accessible location in the village.

Price £1.69 million

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

kingswood@richardsaunders.co.uk



- Reception Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Kitchen – Breakfast Room
- 5 Bedrooms, Dressing Room, and 3 Bath / Shower Rooms including Principal and Second Suites
- Detached Double Garage ■ Workshop ■ Studio / Office
- Deep Frontage ■ Secluded Gardens ■ In all, 0.43 Acre



Built around 1956 with pretty farmhouse-style character, the property has been transformed in more recent years with sympathetic extension and refurbishment to create a family home that is remarkably spacious.

That feeling of space and light is enhanced by the large central hall featuring a brick fireplace and originally designed as a dining hall. The lovely Sitting Room features a beamed ceiling and windows to three aspects and double doors leading out to the rear gardens. The Inglenook style, full-height brick fireplace has an open grate and the open-plan Dining Room can also be accessed from the hall. Recently, the Kitchen was refurbished with a fully glazed Breakfast area with door to a pretty courtyard, contemporary pale grey gloss units have quartz-granite surfaces and integrated appliances.

All the five bedrooms are of a good size and there are two ensuites including the large Principal Suite with a fitted Dressing Room. There's also a family Shower Room.

The gardens are certainly a feature, being mature and landscaped, encompassing the house with natural privacy and views over the fields to the rear. There is ample parking in addition to the detached Double Garage with Workshop and stairs to an Office or Studio, perfect for working from home.



Backing directly onto open fields the property enjoys a peaceful, tucked-away setting in sought-after Kingswood Village.

The village is just half a mile away and offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

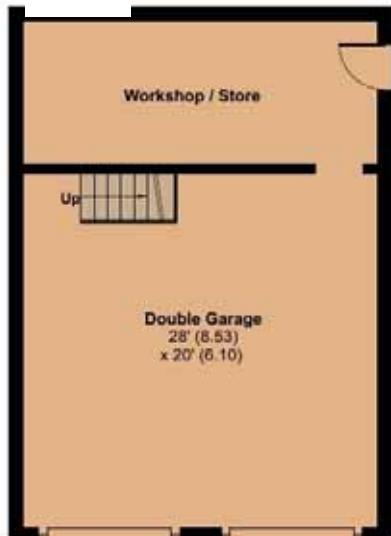
There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freemen's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

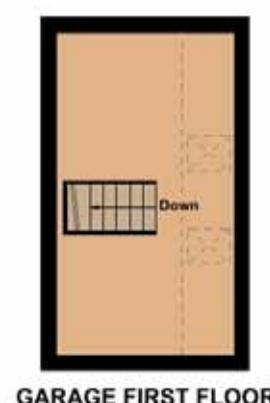
This location is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.



- Stunning integrated pale grey gloss Kitchen with glazed breakfast area
- Luxury fitted Bathroom and Shower Rooms with two ensuites
- Spacious Reception Hall with original brick fireplace
- Triple-aspect Sitting Room with original brick fireplace and open-plan Dining Room
- Substantial Principal Bedroom Suite with Dressing Room and Bathroom
- Large Double Garage with separate Workshop / Store and Office / Studio above
- Replacement Double Glazed, Leaded-light windows
- Beautiful landscaped Gardens encompassing the house, backing onto open fields
- Deep frontage with extensive driveway for further parking
- A beautifully presented home in the heart of this sought-after village



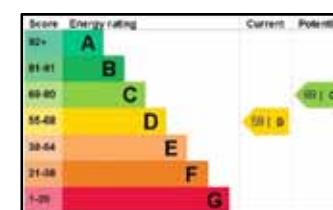
GARAGE GROUND FLOOR



GARAGE 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.



TOTAL FLOOR AREA

3272 SQ FT / 304 SQ M

