



Chic and contemporary in a private Kingswood location

exclusive to

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# Kingswood

Kingswood Village ¼ mile London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

Offering privacy and accessibility in a sought after Kingswood location, a truly exceptional new house of 4,300 sq ft, individually designed and built to a standard usually seen well beyond its price range. Set in half an acre, a beautiful family home with a contemporary finish and very many luxuries and refinements.

- | Entrance Hall
- | Drawing Room | Study
- | Kitchen/Dining/Family Room
- | Utility Room
- | Cloakroom
- | 5 Double Bedrooms and 4 Bathrooms
- | Principal Bedroom with Dressing Room and En-suite Bathroom
- | Bedrooms 2 and 3 with En-suite Bathrooms
- | Integral Double Garage
- | Garden in excess of 190ft

Guide Price £1,795,000







Amidst properties of a similarly high calibre, the house is set in a quiet, private road within only a short walk of the village and the station with its frequent services to London. Nearby, the A217 is an arterial route to London and within a few minutes connects with the M25 at Reigate bringing both Heathrow and Gatwick within easy reach. This part of the Surrey Hills has a great choice for schooling and many venues for sport, leisure and cultural pursuits including Kingswood's village restaurants and gastro-pub, tennis club and two golf courses. There are open country and woodland walks just at the end of the road. Seldom available, an individual new house set in half an acre and combining traditional gravitas and chic, contemporary sophistication. Ideally designed for today's family lifestyle, the house has so much to offer for luxury living and simple maintenance. The established gardens are secluded and there is ample parking in addition to the double garage. Viewing highly recommended.

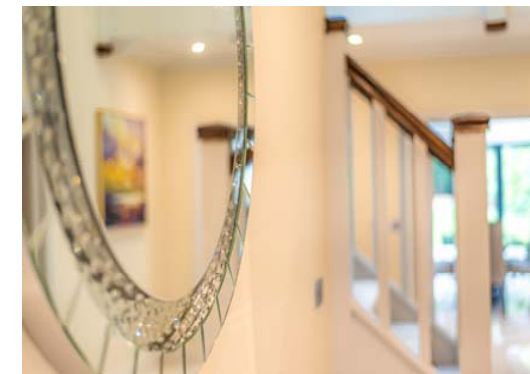
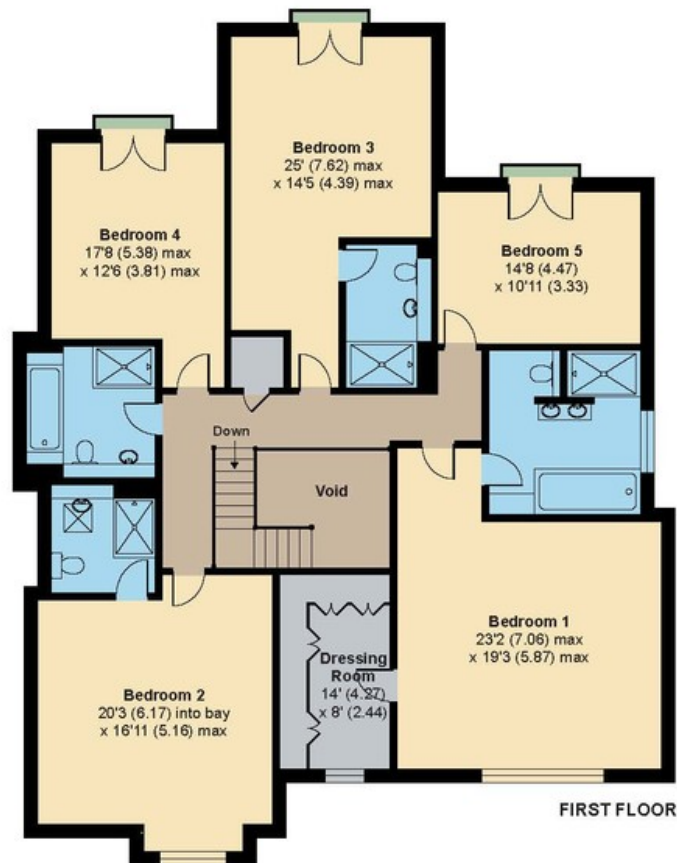
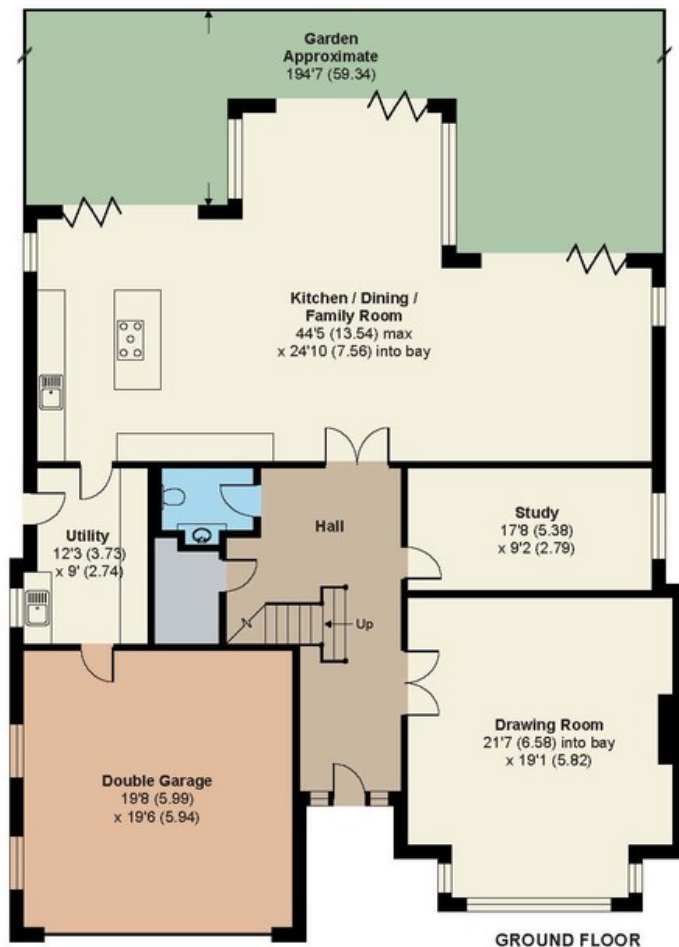


Impressive Kitchen - Dining - Family Room | Bespoke luxury Kitchen with Siemens appliances | Superb Italian tiled Bathrooms featuring Villeroy and Boch | Conventionally built with concrete floors | Gas-fired underfloor heating to both floors | Sophisticated Cat 6 network cabling with future options | Italian porcelain tiled floors on ground floor and bathrooms | Level and landscaped Gardens, 200' at rear. | Walnut veneer doors with polished chrome handles | 10-year NHBC Warranty





APPROX. GROSS INTERNAL FLOOR AREA 4302 SQ FT 399.7 SQ METRES (INCLUDES GARAGE & EXCLUDES VOID)



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