



Luxurious living in a private location moments from the village

exclusive to

SAUNDERS

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Kingswood

Kingswood Village 0.25 mile

London by rail 35 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

Refurbished in recent years, this property has cottage character whilst offering a contemporary interior that is remarkably spacious. In this sought after location just a few minutes' walk from the village and station, the garden is irrigated and easily maintained and the driveway has parking for several vehicles.

- | Lobby
- | Reception Hall
- | Cloakroom
- | Sitting Room
- | Study
- | Gym
- | Orangery' Dining Room
- | Kitchen-Breakfast Room
- | Utility Room
- | 5 Bedrooms and 4 Bathrooms including 3 suites
- | Garage (currently used as Store)
- | Gated driveway with ample parking
- | Wide rear garden with raised terrace and canopy
- | In all approaching 0.25 acre

Price £1,099,000





Refurbished in recent years, this property has cottage character whilst offering a contemporary interior that is remarkably spacious. There are five bedrooms, three of which have luxury en suite bathrooms and the living rooms have a versatile layout where most rooms have several potential uses. The beautiful cream shaker kitchen has granite and hardwood surfaces as well as integrated appliances and a newly installed boiler. Outside, the gardens are not large and therefore easily maintained and the gated driveway has room for several cars.

This sought after Kingswood Warren location is just a few minutes' walk from the village with its local shopping, café restaurants and pub, as well as the station with commuter rail services to London in around 40 minutes. The larger centres of commerce including Banstead Village, Reigate and Epsom are all within a short drive as is the M25 at Junction 8 (Reigate Hill). There is an excellent choice of local schooling and this area has an abundance of open countryside, as well as venues for sport, leisure and cultural pursuits.

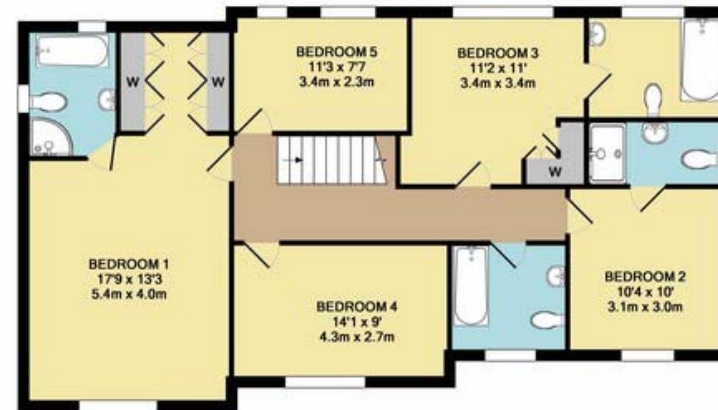


Superb Kitchen-Breakfast Room in cream shaker with granite and hardwood surfaces | 4 luxury bathrooms | Attractive tiled reception hall | Stylish orangery dining room with regency windows and vaulted ceiling | Gas central heating and double glazed windows | Hive Home Automation and CCTV | Contemporary fireplace | Garden irrigation system | Prestigious location | Available with no onward chain



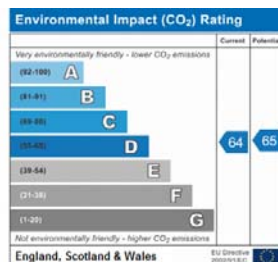
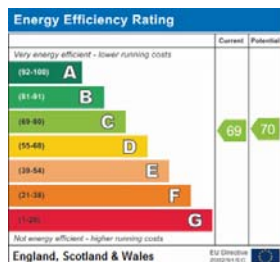


GROUND FLOOR
APPROX. FLOOR
AREA 1426 SQ. FT.
(132.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1007 SQ. FT.
(93.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 2433 SQ. FT. (226.0 SQ. M.)
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