



In an elevated and private Kingswood location

exclusive to

SAUNDERS

richardsaunders.co.uk



Forest Drive
Kingswood
Surrey
KT20 6LP

Kingswood Village around ¼ mile
London 17 miles Banstead Village 3 miles
Reigate 5 miles Epsom 4 miles Sutton 6 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
Times and distances are approximate

In an elevated setting with views over woods and fields, this property has a real 'country house' ambiance. In one of Kingswood's prestigious private roads, this excellent family home features a fully fitted office, perfect for working from home and mature, secluded gardens with a South-West aspect.

Price £1.75 million

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

kingswood@richardsaunders.co.uk



- Porch ■ Entrance Hall ■ Cloakroom
- Sitting Room ■ Dining ■ Family Room ■ Study ■ Conservatory
- Kitchen-Breakfast Room ■ Utility Room

- 5 Bedrooms ■ Dressing Room ■ 2 Family Bathrooms and Ensuite Shower Room
- First-floor Office or Bedroom 6

- Double Garage ■ Oak-framed Carport

- Broad frontage of some 90' with Driveway
- Beautiful Landscaped Gardens, the rear being 140' x 90'
- In all, approximately 0.43 acre



One of Kingswood's original Costain houses, this impressive property has been extended and improved to create a well-appointed family home with traditional character throughout.

There's a perfect balance of living space and bedrooms and the substantial first-floor office (or 6th bedroom) is fully fitted by Neville Johnson and has a separate entrance to the rear, ideal for an extended family or working from home. The impressive kitchen was bespoke fitted by Simon Taylor of Aylesbury and features granite surfaces, an Aga stove and high quality modern appliances and offers generous space for informal dining. Natural wood floors and several fireplaces enhance the warm character of this family home.

Enjoying a South-West aspect and high degree of privacy, the good size rear garden features a York stone terrace, paths and walls and there is a greenhouse and three sheds. There is plenty of parking available on the expansive, gated driveway in addition to the carport and double garage.



The house has a prestigious Kingswood location whilst being just a minutes' walk from rolling open countryside including protected Chiphouse Wood and the open spaces of Canons Farm and Banstead Woods, perfect for walks and cycling.

Just over half a mile away, Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 45 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, notably Epsom College, City of London Freeman's, Reigate Grammar, Chinthurst and Aberdour. The area's many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs.

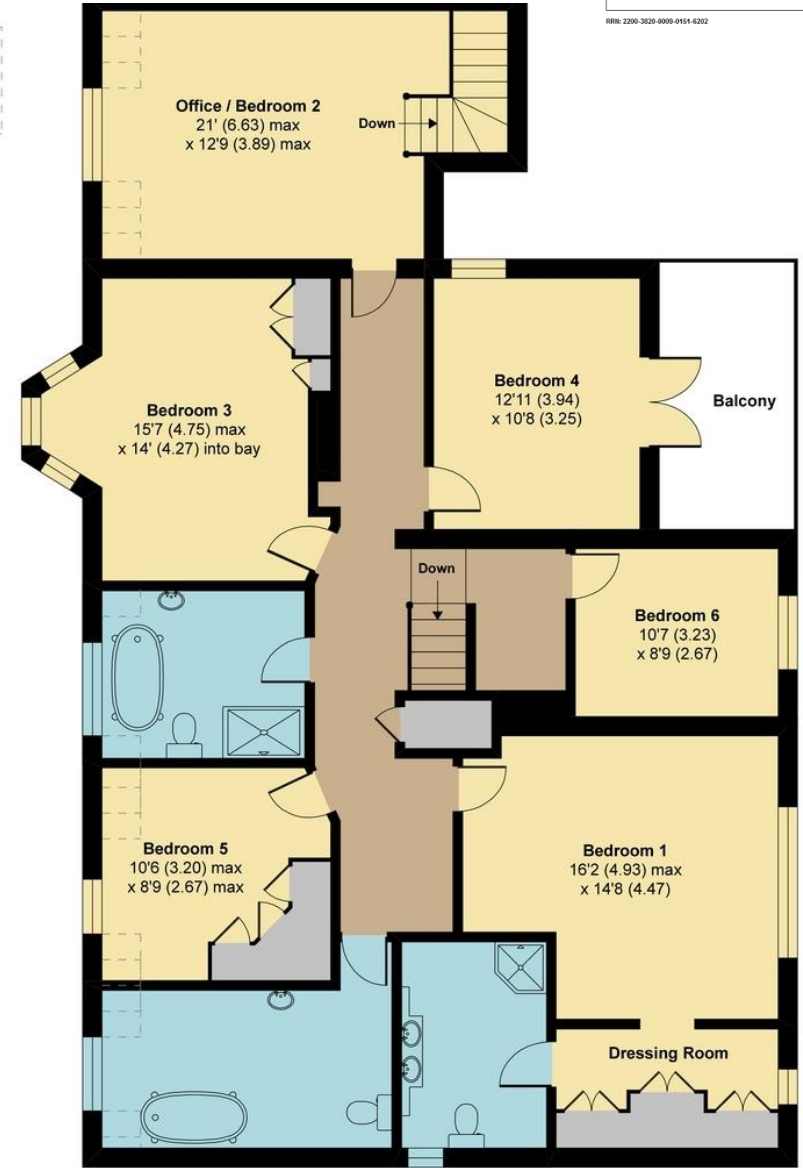
For sporting interests, Kingswood Lawn Tennis Club is nearby and Kingswood has two golf clubs, whilst Walton Heath and the RAC Golf and Country Club at Epsom are within a few minutes' drive. Epsom Downs, home of the famous Derby, is just a few miles away.



TOTAL FLOOR AREA
3861 SQ FT / 358.6 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C	71	80
(58 - 68)	D		
(49 - 64)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

RRR: 2200-3520-0009-0164-6202



FEATURES:

- Beautiful, bespoke fitted kitchen by Simon Taylor of Aylesbury with granite surfaces
- Aga Stove and High quality integrated appliances
- Principal Bedroom Suite with Dressing Room and Shower Room, fitted furniture by Simon Taylor
- Two luxurious period-style Family Bathrooms
- Natural Oak Flooring to Living Rooms and Quartzite tiled Kitchen and Conservatory floors
- Fully fitted Office by Neville Johnson
- Several period-style Fireplaces, one with wood-burning Stove
- Expansive block-paved Driveway with remote-controlled Double Gates
- Mature, private Gardens with South-West aspect
- Double Garage with automated door
- Large, Oak-framed Carport and Three Sheds
- Gas Central Heating and Double Glazing

[discover more at richardsaunders.co.uk](https://richardsaunders.co.uk)



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.

