



Particularly secluded, in a village setting

exclusive to

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Kingswood KT20

Kingswood Village ¼ mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

At the end of a quiet close, this lovely house has a particularly secluded setting whilst being just a few minutes' walk from the village and station. In almost half an acre, the house has been extended and refurbished and there is consent for further extension in this high-value location.

Hall Cloakroom

L-shaped Sitting Room Study / Bedroom

Open-plan Kitchen - Dining - Family Room

Utility Room / Office

Ground -floor Shower and Separate Wetroom

4 Bedrooms Bathroom (Consent for extension to create 5 Bedrooms and 3 Bathrooms on the first floor)

Garage Deep Frontage with Ample Parking

Around 125' x 100' Rear Garden

Heated Swimming Pool

Price £1,195,000





Situated at the end of this quiet close, the property enjoys privacy and security whilst being just a short walk of the village with its local shops, restaurants and Kingswood Arms pub. The Station has frequent services to both London Bridge and Victoria and nearby the A217 gives an arterial route to London and to the M25 at Reigate Hill (J8). The area is renowned for its choice of excellent schools such as Epsom College, Chinthurst, Aberdour and Banstead Preparatory and Reigate, Epsom and Banstead Village are all easily reached. A diverse selection of venues for sport, leisure and culture are nearby including Kingswood's own two golf clubs and tennis club.

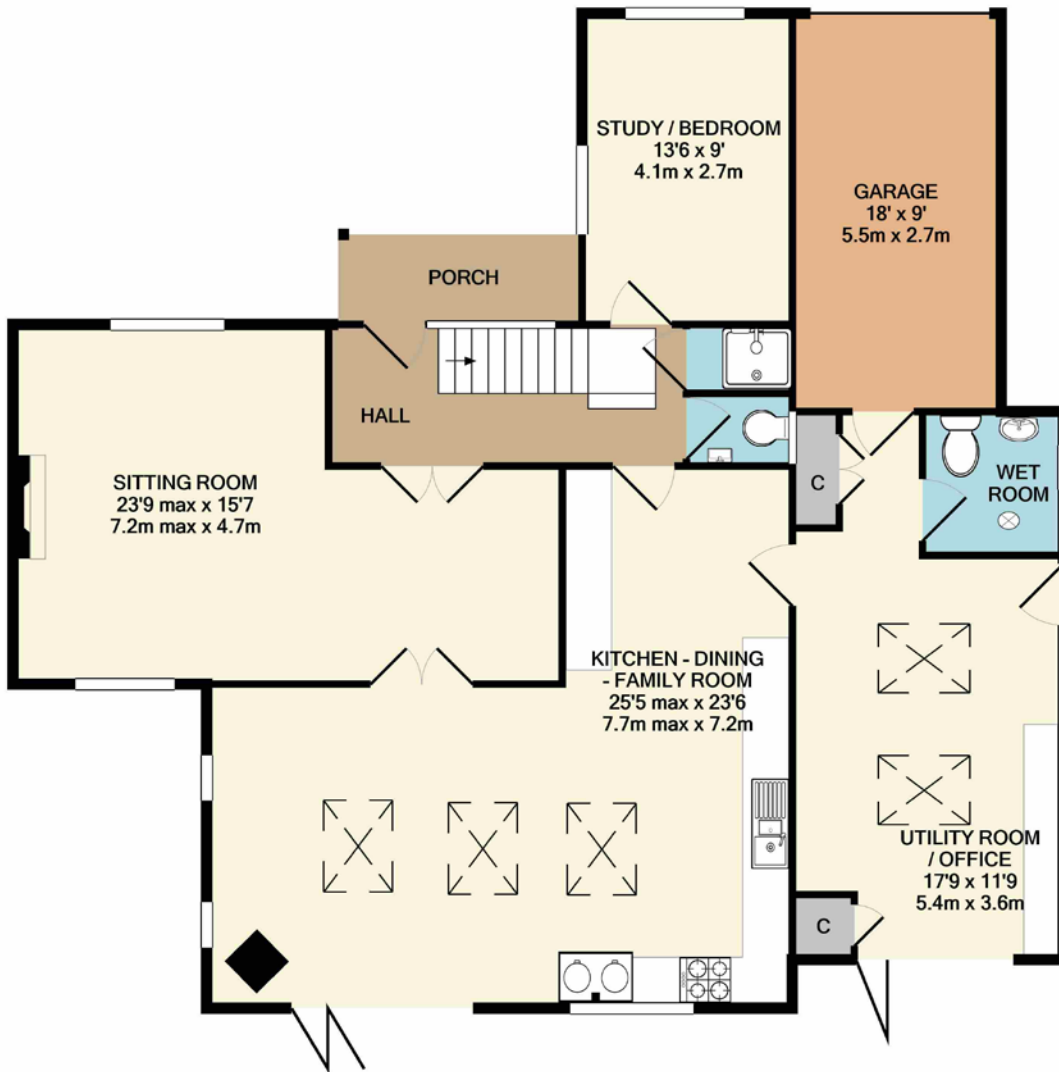
Individually designed and built, this property has been thoughtfully extended and refurbished to create outstanding living spaces with bi-fold doors leading out to the beautiful gardens. There are four bedrooms and the availability of a ground floor bedroom and wetroom if preferred. The large utility also provides space for an office or gym and planning consent exists (Ref: 09.01827) for extension to the ground and first floors to further enhance the house in this high-value location. Viewing is recommended.



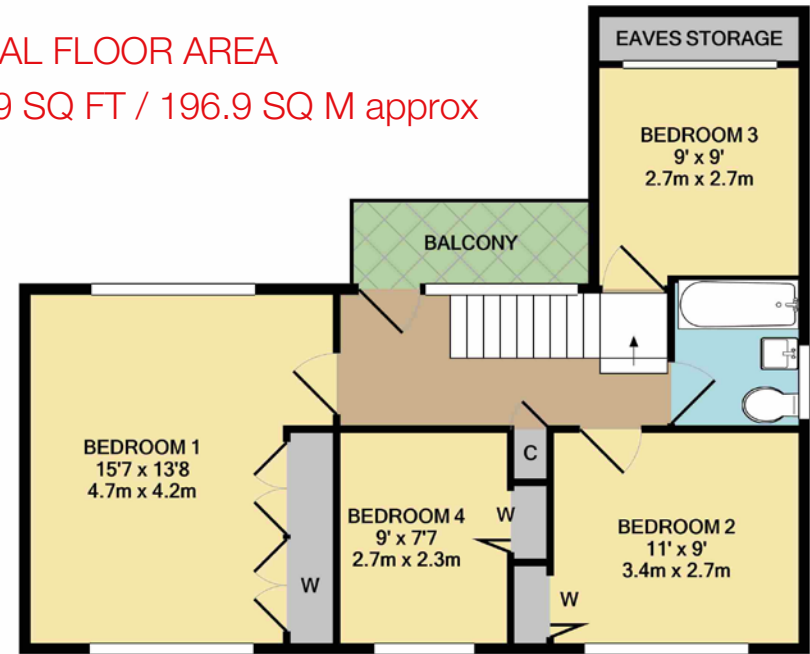
Impressive Kitchen - Dining - Family Room | Aga stove and integrated appliances | Bi-Fold Doors across the rear | Spacious Sitting Room with Fireplace | Ground-floor Bedroom/Study and Wetroom | Excellent Utility/Boot Room/Gym/Office | Beautiful Secluded Gardens with Heated Swimming Pool | Long Driveway with Ample Parking | Consent for First-floor Extension | Beautifully Presented Throughout



TOTAL FLOOR AREA
2119 SQ FT / 196.9 SQ M approx



GROUND FLOOR
APPROX. FLOOR
AREA 1483 SQ.FT.
(137.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	64 d	
39-54	E		
21-38	F		
1-20	G		

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a viewing appointment

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