



One of Kingswood Warren's most sought after locations

exclusive to

SAUNDERS

richardsaunders.co.uk



Kingswood
Surrey
KT20

Kingswood Village ¼ mile
London 17 miles Banstead Village 3 miles
London by rail 40 minutes
M23/M25 3 miles
Times and distances are approximate

Encompassed by beautiful gardens, a detached house of exceptional character and refinement. Set in three quarters of an acre within the prestigious Kingswood Warren, a lovely Costain-built family home featuring an independent annexe, an all-weather tennis court and views to the front over fields.

Price £1.85 million

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

kingswood@richardsaunders.co.uk



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

- 5 Bedrooms ■ 2 Bathrooms and Shower Room including 2 Ensuite
- Second-floor Bedroom 6 or Loft Room

- Independent Studio Annexe with Kitchen and Shower Room

- Large Double Garage ■ Broad frontage of some 130' with Carriage Driveway
- Beautiful Landscaped Gardens, the rear being 190' x 120' ■ All-weather Tennis Court
- In all, approximately 0.75 acre



One of the Costain-built originals, this farmhouse style house was built in the 1930's and retains the benefit of a broad, level and unspoiled plot of three quarters of an acre.

Refurbished and improved, this ideal family home is immaculately presented and yet offers considerable potential for further extension if desired. The second floor offers potential for easy conversion to 2 additional bedrooms or an excellent games room.

The independent studio annexe offers additional space for an extended family, guests or an Au Pair and there is ample off road parking in addition to the double garage. Beautiful gardens encompass the house with a West aspect to the rear, a small oak copse and a low-maintenance, all-weather tennis court.

Available for the first time in a generation, this exceptional home should be viewed to be appreciated.





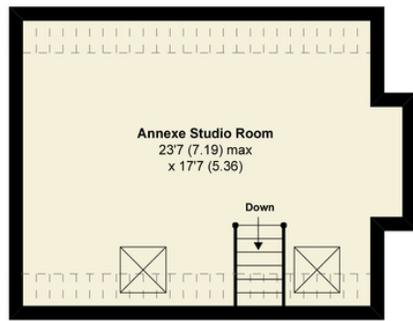
The house has a broad frontage to this private lane in the exclusive Kingswood Warren. Within a mile, Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 50 minutes. The M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus enabling 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 and the many venues for cultural pursuits include theatre and cinemas at Epsom and Reigate, and many fine restaurants and country pubs.

For sporting interests, Kingswood has a tennis club and two golf courses including the nearby Kingswood Golf and Country Club, and within a short drive there is Walton Heath and the RAC Golf and Country Club at Epsom. Epsom Downs, home of the famous Derby, is just a few miles away and there is abundant open countryside on the doorstep for riding, cycling and walks.



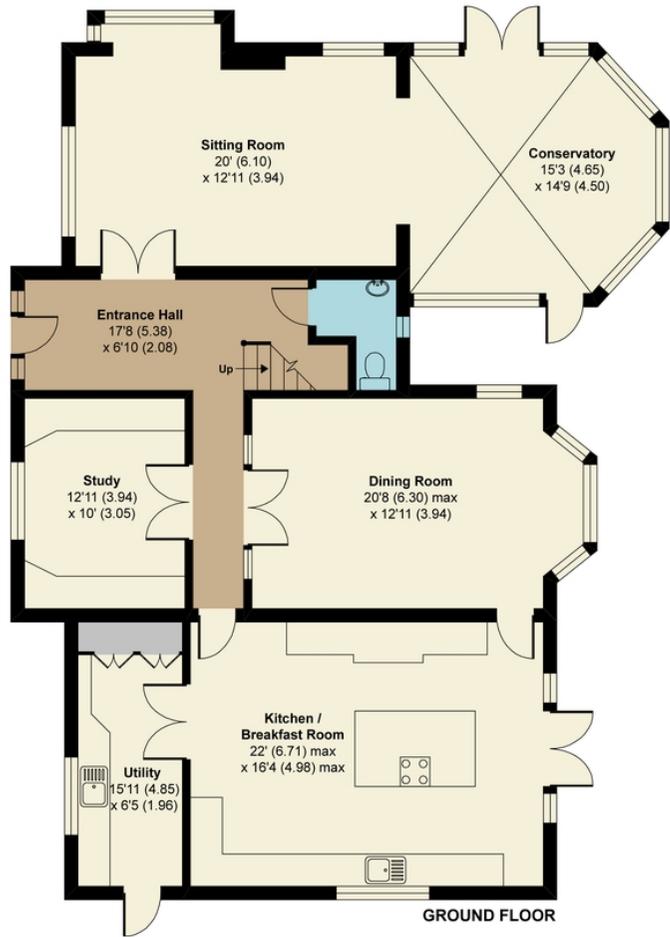


GARAGE FIRST FLOOR

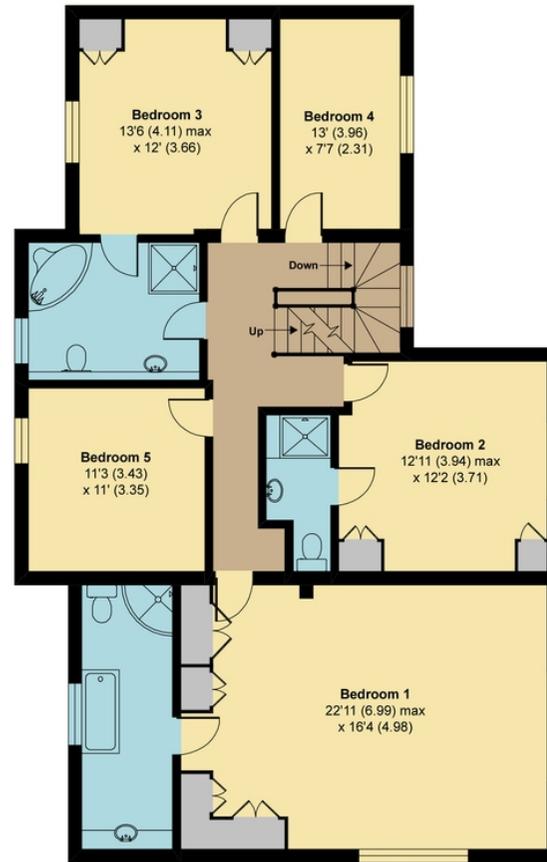
Denotes restricted head height



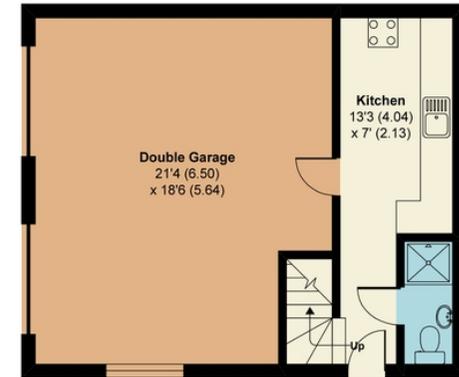
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



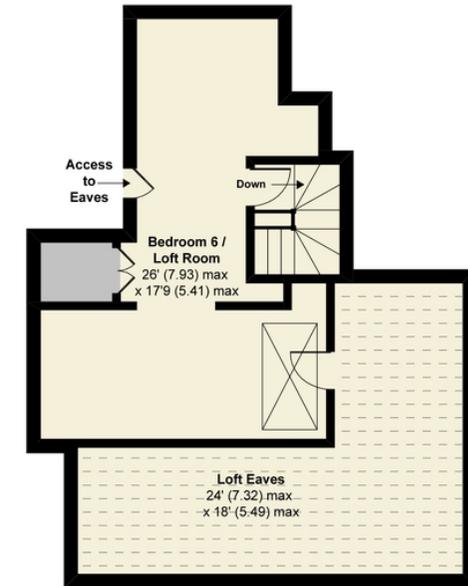
GROUND FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



SECOND FLOOR

TOTAL FLOOR AREA
4585 SQ FT / 425.9 SQ M



FEATURES:

- Contemporary Kitchen with Granite Surfaces
- High quality integrated appliances
- Luxurious Modern Bathrooms and Shower Rooms
- Oak Flooring to Living Rooms
- Fully fitted Study
- Wood burning Stove
- Resin-bonded bead-shingle In and Out Driveway
- Mature, landscaped Gardens with West aspect
- All-weather Tennis Court and Spa Tub
- Independent Annexe or Office at home
- Wealth of wardrobes and Storage
- Three quarters of an acre plot
- Large Double Garage with automated doors
- Prestigious Kingswood Warren location

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

