



In a private yet accessible Kingswood Warren location

exclusive to

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Beech Drive Kingswood

London 17 miles
Kingswood Village 0.25 mile
London by rail 35 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Perfectly located, in a private Kingswood Warren location yet within a short walk of the village and station, this outstanding modern house has been refurbished recently to create a well-appointed family home. Set in level grounds of some half an acre, the house also offers scope for extension.

- | Reception Hall Cloakroom
- | Sitting Room Study
- | Conservatory – Dining Room
- | Kitchen Breakfast Room Utility Room
- | 4 Bedrooms
- | Ensuite Shower Room Family Bathroom
- | Detached Double Garage Office / Studio
- | Deep Frontage
- | Rear Garden of Some 130ft x 100ft Rear Garden
- | In All, Around Half an Acre

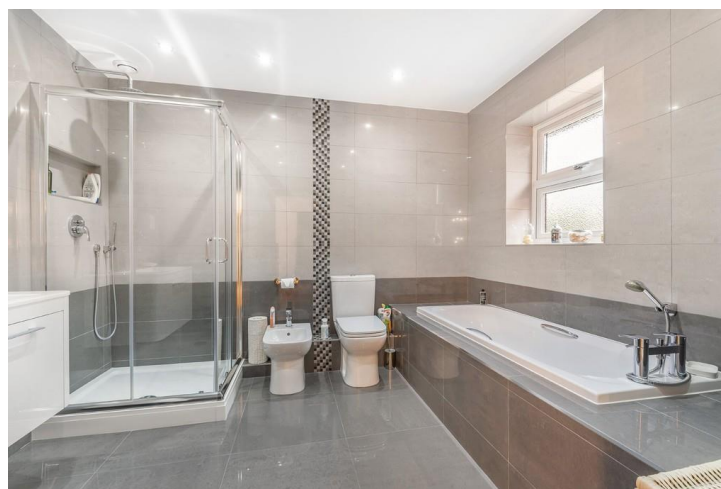
Price £1,495,000





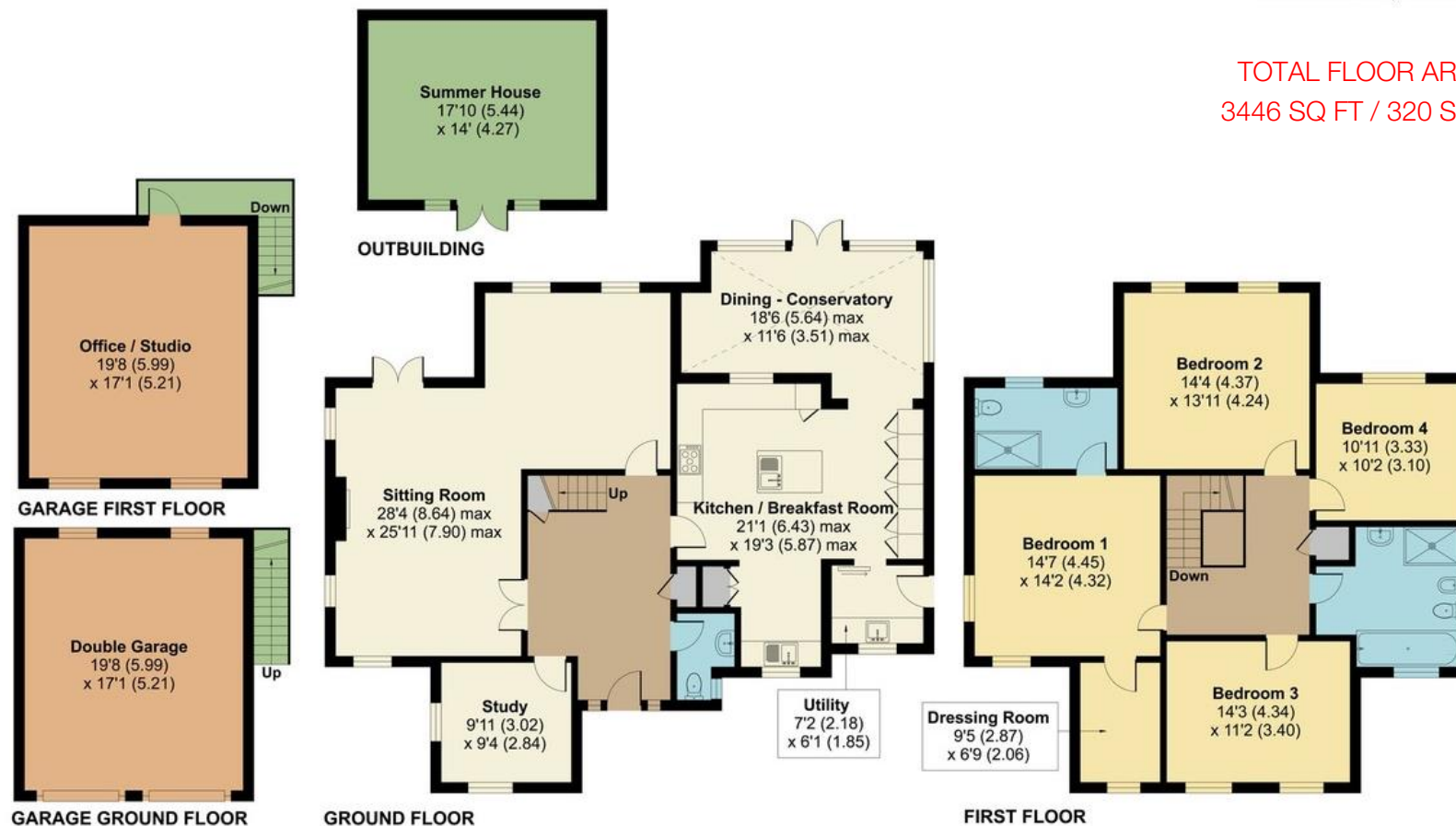
This quiet, private location in the exclusive Kingswood Warren is just a few minutes' walk from the village with its local shopping, café restaurants and pub, as well as the station with commuter rail services to London in around 40 minutes. The larger centres of commerce including Banstead Village, 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.

Individually designed and built in 1986, this excellent modern house has been refurbished in recent years to create a family home that is beautifully appointed and easy to maintain. There are great living spaces including the contemporary kitchen and dining-conservatory, ideal for informal entertaining. There is a luxurious ensuite shower room and family bathroom serving 4 bedrooms and the office above the double garage has work-from-home potential. The gardens are landscaped and mature and the summerhouse and large terrace are an ideal spot to enjoy the tranquillity.



Set back with a deep frontage and sweeping driveway | Secluded Rear Garden of some 130' x 100' | Double Garage with Office / Studio above | Spacious Sitting Room with stone Fireplace | Contemporary integrated Kitchen with marble surfaces | Luxurious Bathrooms, one Ensuite | Bright Entrance Hallway with glass balustrade | Space for Extension, Subject to Consent | Immaculately presented throughout | Prestigious Kingswood Warren location





TOTAL FLOOR AREA
3446 SQ FT / 320 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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