



Available for the first time in almost 50 years

exclusive to

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Furze Hill
Kingswood
KT20 6HB

London 17 miles
Kingswood Village ½ mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

Situated in this quiet lane on the edge of the village, a charming detached house of cottage character, now available for the first time in almost 50 years.

Set in an unspoiled and secluded plot of over 0.4 acre, this well-located family home has great potential for extension and refurbishment in this valuable location.

Guide Price £1.15 million

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Sitting Room ■ Dining Room ■ Snug
- Kitchen – Breakfast Room ■ Utility Room ■ Cloakroom / Wetroom
- Principal Suite comprising Bedroom, Study / Dressing Room and Ensuite Shower Room
- Three further Bedrooms and Family Bathroom
- Detached Double Garage ■ Some 90' Frontage with In and Out driveway
- Secluded Rear Garden of around 140' x 90' ■ In all, around 0.42 acre



One of Kingswood's earlier houses, this property is believed to have been built around 1920 and it still occupies its original, broad and level plot of over 0.4 acre.

In more recent years, the house has been extended and updated to enhance its family accommodation, whilst retaining those irreplaceable character features. On the ground floor there are now three living rooms including the dining room which was once prepared as a ground-floor bed-sitting room for a dependent relative.

There are four bedrooms including a good sized principal suite with ensuite shower room and a dressing room or study. There remains ample space for substantial extension, subject to usual consents, and scope for refurbishment.

A large, detached double garage was built with a workshop area and 'loft' storage and the broad frontage has an In and Out driveway which provides ample parking. Double gates lead to the lovely rear garden which extends to around 140' x 90' and enjoys a high degree of privacy and a South-West aspect.





Situated in this quiet lane, the property is within just a few minutes' walk of Kingswood Village and Station, whilst also being close to open countryside walks.

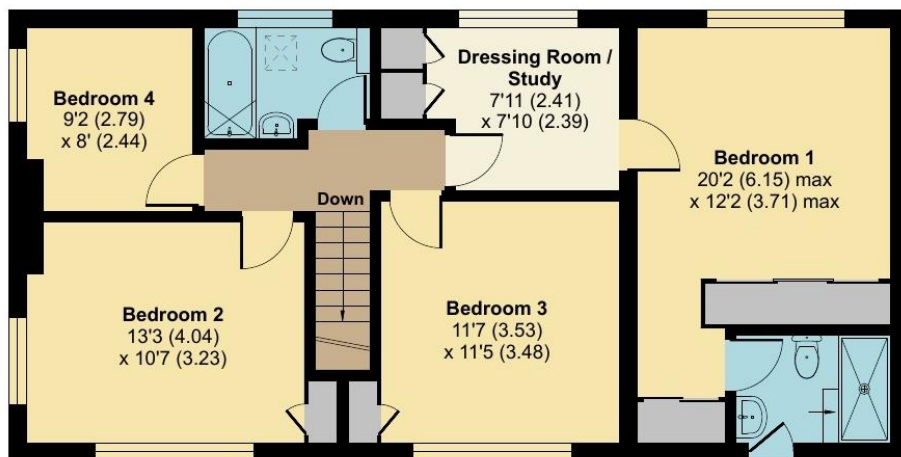
The village offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

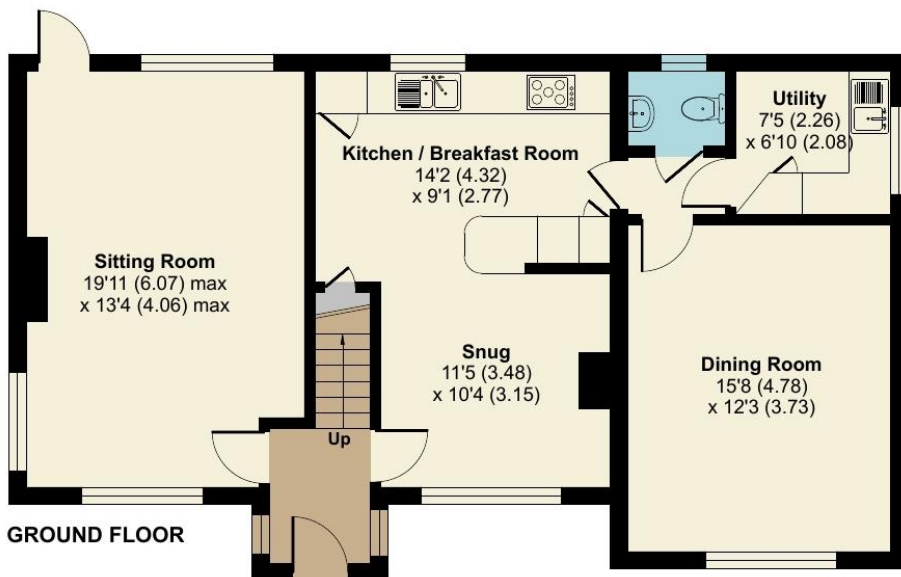
Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.

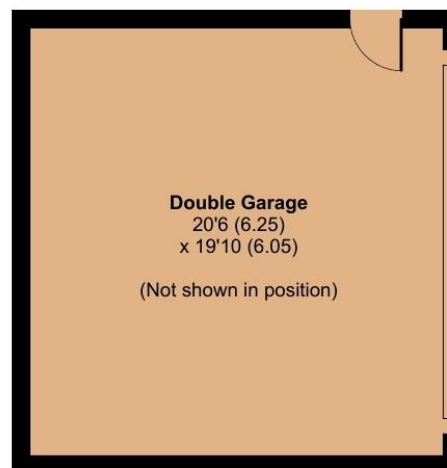




FIRST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA

2113 SQ FT / 196.2 SQ M



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Local Authority:

Reigate and Banstead Borough Council

Council Tax Band: G

All mains services

To the best of our knowledge on production of this

The many features of this fine home include:

- Wealth of original character
- Two fireplaces with wood-burning stoves
- Large separate dining room or family room / bedroom
- Prices modern fitted kitchen with integrated appliances
- Spacious, triple-aspect sitting room
- High quality double glazing and gas central heating
- Untold potential for extension and refurbishment
- Impressive broad frontage and large double garage
- Secluded, South West-facing garden of some 140' x 90'
- Edge-of-village location ■ No onward chain

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.

