



Traditional charm in a prestigious location

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**Beech Drive  
Kingswood  
KT20**

London 17 miles  
Kingswood Village 0.7 mile  
London by rail 50 minutes  
M25 (Junction 8) 3 miles  
All times and distances are approximate

Set in the heart of Kingswood Warren, this five bedroom detached home combines traditional character with modern amenity to suit families of all ages.

With spaces to entertain, almost half an acre of plot and great potential for further alteration to suit an incoming owner, this property offers plenty and a viewing is greatly encouraged.

**Guide Price £2,250,000**

View by appointment please, arranged exclusively through Richard Saunders and Company  
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- Reception Hall ■ Cloakroom ■ Sitting Room ■ Study ■ Dining Room
- Kitchen – Breakfast Room ■ Utility Room ■ Orangery
- 5 Bedrooms and 2 Bath / Shower Rooms ■ Games Room
- Triple Garage ■ Frontage of some 100'
- Private Rear Garden ■ Gated Driveway Parking for multiple cars
- In all, around 0.48 Acre



This handsome detached house is set in a private and mature plot approaching half an acre and approached over a gated drive.

With high, beamed ceilings and original features, the property exudes traditional charm whilst being perfectly geared to modern family living.

The five bedrooms are all generously sized with plenty of storage on offer, the principal suite is noteworthy with its modern en-suite bathroom and balcony overlooking the rear garden.

Entertaining spaces are plentiful with the sitting, dining and kitchen-breakfast rooms being generously sized. The modern orangery enjoys views of the level private rear garden offering a flexible space for incoming owners to use as they wish, the study to the front could likewise find use as a snug.

The triple garage, with the large games room above, could be very easily adapted to create an annex or a workspace if needed.





In one of Kingswood's finest locations, the house has a broad 100' frontage to this prestigious road in the heart of Kingswood Warren. Kingswood Village has local shopping, restaurants and the Kingswood Arms pub-restaurant. Kingswood station keeps regular services to London Bridge taking some 50 minutes.

Just a few minutes' drive away, Junction 8 of the M25 motorway brings both Gatwick and Heathrow airports and the coastal ports within easy reach and the A217 provides an arterial route to London.

Some 3 miles away, Banstead Village has over 100 shops, restaurants and cafés as well as Waitrose Supermarket and M&S Simply Food. Reigate and Epsom are also easily reached by car.

There are many renowned schools in the area such as Chinghurst, Aberdour, Banstead Prep School, Epsom College and City of London Freemans. Amongst others, Whitgift and the Effingham schools have minibuses stopping locally.

High on the Surrey Downs, Kingswood encompassed by protected open countryside, ideal for walks, cycling and horse riding and there are liveries and riding schools nearby.

For other recreation, sport and cultural interests, there are cinemas at Epsom and Reigate, theatres at Epsom and Croydon, many pubs and restaurants and several churches and religious centres locally. Kingswood has two golf clubs and a tennis club and RAC Woodcote Park Golf and Country Club is within a short drive.



# Beech Drive, Kingswood , KT20

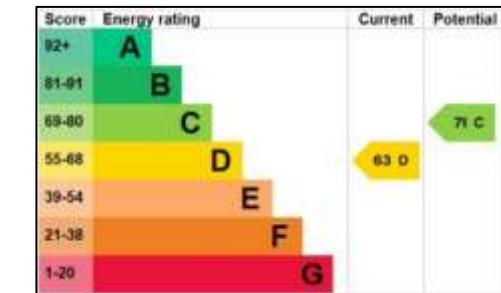


Approximate Area = 3714 sq ft / 345 sq m

Garage = 603 sq ft / 56 sq m

Total = 4317 sq ft / 401 sq m

For identification only - Not to scale



The many features of this fine home include:

- Set in the heart of Kingswood Warren
- Five well-proportioned bedrooms
- 10 minutes' walk to Kingswood Station
- Level, private and mature plot of some 0.48 acre
- Large games room which could be a further bedroom
- Kitchen-breakfast room with characterful inglenook
- Triple garage and expansive gated, driveway parking
- Modern orangery overlooking the rear garden
- Annex potential
- Available as End of Chain

Tenure: Freehold  
 Local Authority: Reigate and Banstead BC  
 Council Tax Band: H  
 Broadband: FTTC  
 All mains services  
 To the best of our knowledge

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