



Substantial and charming in a quiet location

exclusive to

SAUNDERS

richardsaunders.co.uk

Kingswood, KT20

London 17 miles
Kingswood Village 1/4 mile
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Situated on a half-acre plot in a popular Kingswood village location, this pretty Edwardian house offers traditional family living on a generous scale.

With five bedrooms over some 3,000 sq ft of accommodation the property offers much to an incoming owner but can be further enhanced and expanded to suit an incoming owner.

Asking Price £1,700,000

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

kingswood@richardsaunders.co.uk



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

- 5 Bedrooms ■ En-Suite Bathroom ■ Shower Room ■ Further Bathroom

- Double Garage ■ Front drive with further parking ■ Some 135' x 95' Rear Garden
- In all, around 0.5 Acre





This charming house is a prime example of an Edwardian family home, built ca. 1910. The property has been lovingly maintained and updated throughout the years yet retains many original features and character.

The Sitting and Dining rooms are both generously sized and suited for entertaining. The Kitchen-Breakfast room is bright with modern fittings and is supplemented by the utility room, the conservatory offers views over the rear garden and is positioned to make the most of the afternoon sun. The five bedrooms are all large doubles with the principal room benefitting from an en-suite bathroom, in addition to a further bathroom and shower room. There is a wealth of storage including a boarded loft room.

The plot is a level half an acre and wraps around the house with plenty of natural privacy in the rear. A double garage is accessed over the driveway with off-street parking for numerous cars.





Ideally set in this welcoming and popular residential area, and 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 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.

Excellent schools including Kingswood Primary, Chinthurst, Aberdour, Epsom College and Reigate Grammar are easily reached with some school buses collecting in the village.

One of Surrey's most prestigious villages, Kingswood has two golf clubs, its own tennis club and is encompassed by protected countryside and there are many venues for sport, leisure and cultural pursuits in the surrounding area.



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



The many features of this fine home include:

- Popular Kingswood village location
- Mature and Level Half an Acre Plot
- Five Double Bedrooms
- Three Bathrooms, one of which En-Suite
- Original Edwardian Character
- Some 5 minutes Walk to Kingswood Station
- Three Large Reception Rooms
- Modern Double Glazing
- Double Garage and further Driveway Parking
- Potential for further enhancement and expansion

discover more at 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.

