



Available for the first time since built in 1964

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

Alcocks Lane  
Kingswood  
KT20 6BB

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, this substantial modern detached house has been our clients' family home for almost 60 years.

Thoughtfully extended and improved over the years, the property is now available with no onward chain and offers untold potential for its next owners.

Offers in Excess of £1.25 million

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

kingswood@richardsaunders.co.uk



- Lobby ▪ Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Dining Room
- Garden – Breakfast Room ▪ Kitchen ▪ Utility Room
- 5 Bedrooms ▪ Principal Bedroom has Dressing Room and Ensuite Shower Room
- Second Bedroom has Ensuite Shower ▪ Family Bathroom
- Attached Garage ▪ Deep Frontage with ample driveway parking
- Secluded Rear Garden of around 155' x 60' ▪ In all, around 0.35 acre



Purchased when newly built in 1964 as our clients' family home, the house has a spacious and bright interior which has been enhanced by thoughtfully-designed extensions to the side and rear.

The property offers well-balanced accommodation featuring three good-sized living rooms, two of which overlook the rear gardens. The kitchen is fitted with ivory fielded-panel fronted cabinets and an Aga stove and there's also a utility room and downstairs cloakroom.

There are five bedrooms including an impressive principal suite that has a dressing room and private shower room. The second bedroom also has an ensuite shower and there's a family bathroom too.

The house is set back with a deep frontage that allows plenty of off-street parking in addition to a large, attached garage and the rear garden extends to over 150' with natural privacy and a West aspect.

This well maintained house has great potential for further extension and updating.





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.

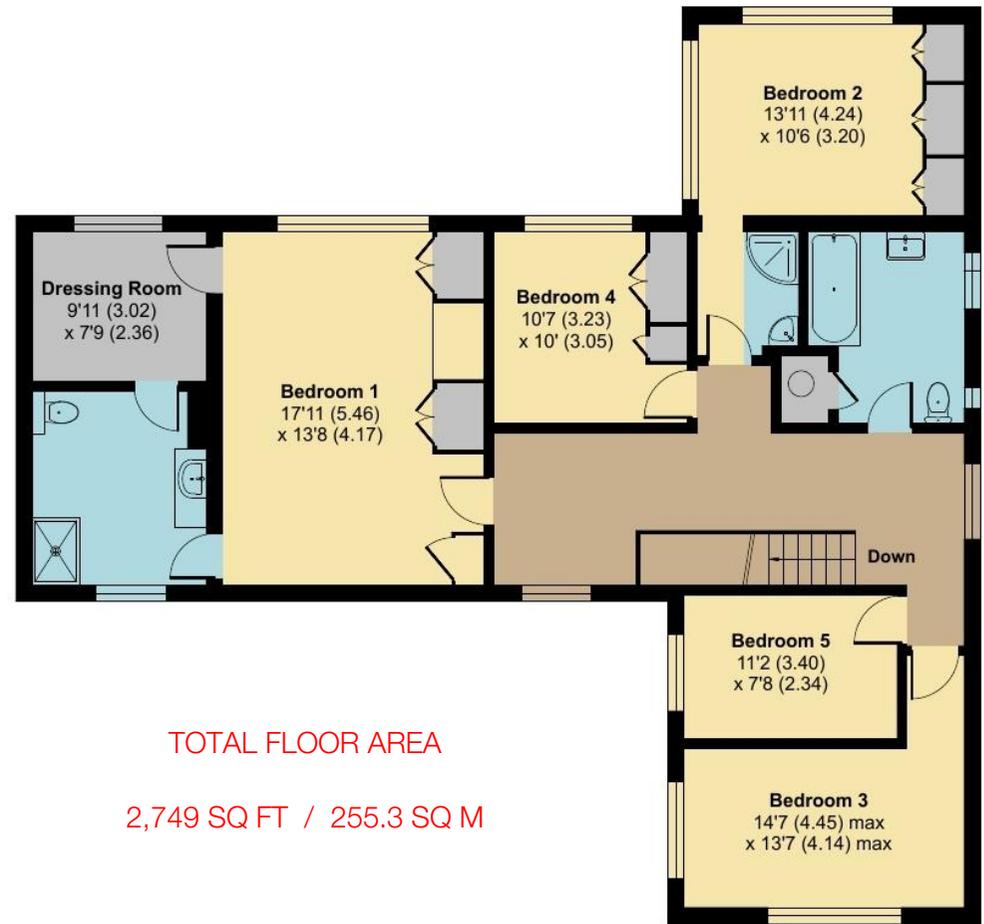
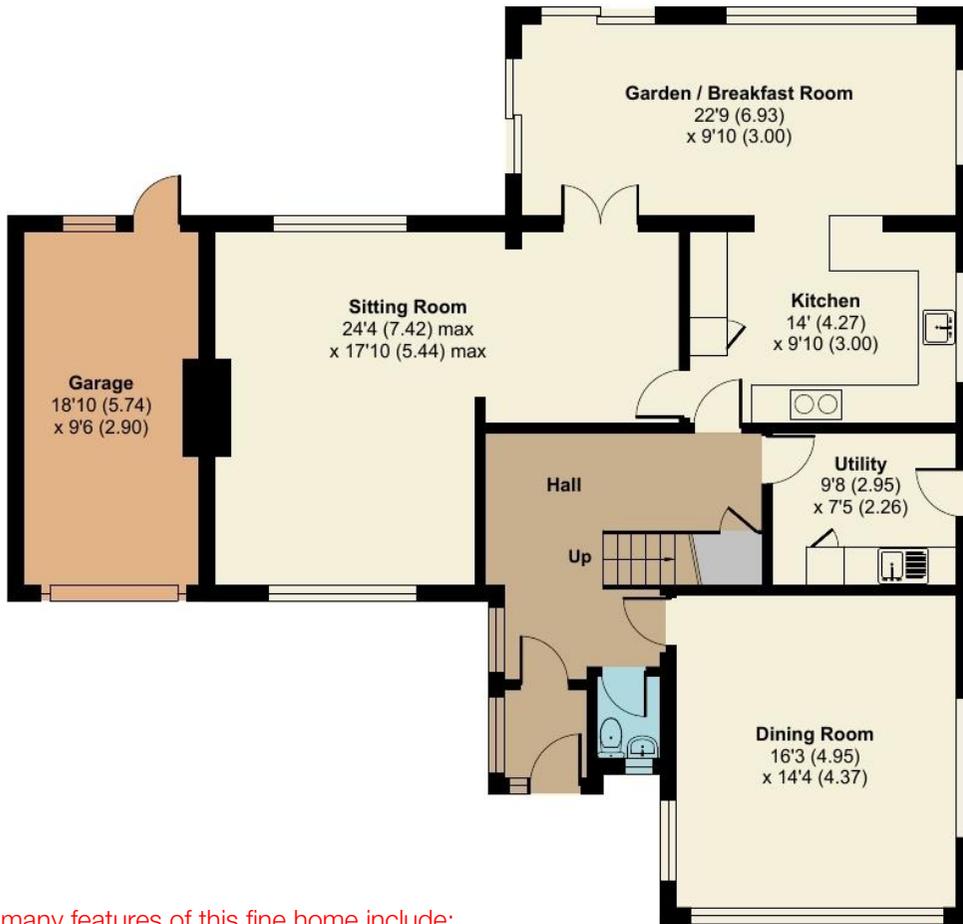
The village offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

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 Freemen'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.



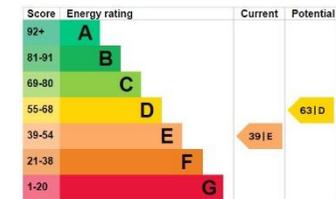


TOTAL FLOOR AREA

2,749 SQ FT / 255.3 SQ M

The many features of this fine home include:

- Generous interior with tremendous potential
- Spacious 'L' shaped sitting room with dining area
- Large separate dining room or family / games room
- Attractive fitted kitchen with Aga stove
- Principal suite with dressing room and ensuite shower room
- Modern double glazing and gas central heating
- Large garage and ample driveway parking
- Impressive deep frontage
- Secluded, West-facing garden of some 155' x 60'
- 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.

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 brochure

