



Secluded and semi-rural, yet with excellent accessibility

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Lower Kingswood KT20

London 19 miles
Reigate 4 miles Banstead Village 5 miles
Merstham Station to London: 35 minutes
Reigate Station to London: 55 minutes
M25 (Junction 8) 1 mile
All times and distances are approximate

In an attractive semi-rural location, this impressive detached bungalow dates from around 1860 and retains many character features throughout.

Improved by its family owners of many years, a spacious and versatile property of some 3,500 sq ft and set in almost half an acre.

Guide Price £1,000,000

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

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- Entrance Lobby ▪ Hall ▪ Cloakroom
- Sitting Room ▪ Dining Room ▪ Games Room ▪ Family Room / Bedroom 5
- Kitchen – Breakfast Room ▪ Utility Room ▪ Storeroom
- 4 double Bedrooms ▪ 2 Bathrooms
- 2 Garages ▪ Corner setting with over 250' lane frontage
- In all, around 0.45 acre



Individually built around 1860, it is believed that the property was first owned by Colonel Walter Thomas Smee, a retiring officer of the British Army returning from service in India. It was extended later, around 1919 and again more recently.

The result is a very substantial bungalow which boasts a spacious interior and a high degree of versatility. Arranged around a central hall, there are four or five double bedrooms served by two bathrooms. There are three or four reception rooms, including a lovely sitting room which features some wall panelling, a fireplace and a round bay window overlooking the gardens.

The property has a bold corner setting and is encompassed by its gardens; there is natural privacy to all sides. A gated entrance leads to a driveway that provides ample parking in addition to two large, detached garages.

A family home for many years, now available with no onward chain, the property offers its next owners potential for further updating and even further extension, subject to consents.





The property has a semi-rural setting in this quiet, facing open fields and yet it offers remarkable accessibility. Within just a few minutes' drive at Reigate Hill (J8), the M25 gives access to the nation's motorway network bringing Gatwick within 15 minutes and Heathrow within 35 minutes. The coastal ports and Eurotunnel are easily reached. There are rail stations at nearby Reigate, Merstham and Kingswood.

Lower Kingswood has local shopping whilst Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Some of Surrey's finest schools are available locally including Kingswood Primary School, Reigate Grammar, The Hawthorns School and Nursery, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. High on the Surrey Hills, this location is encompassed by wonderful open countryside including the renowned beauty of Colley Hill, Reigate Hill, Gatton Park and Walton Heath, ideal for walks, cycling, running and horse riding with several liveries nearby.

There are also many venues for almost every conceivable sport, leisure and cultural pursuit including several golf courses, private gyms, Banstead Sports Centre, and many pubs, restaurants, local theatre and cinema.

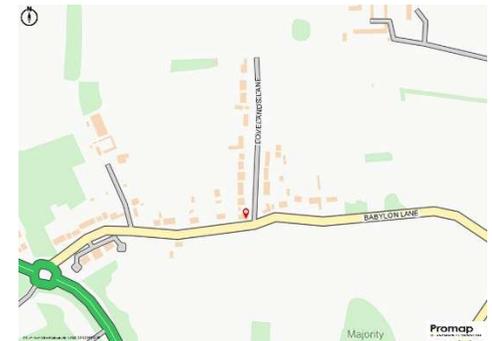
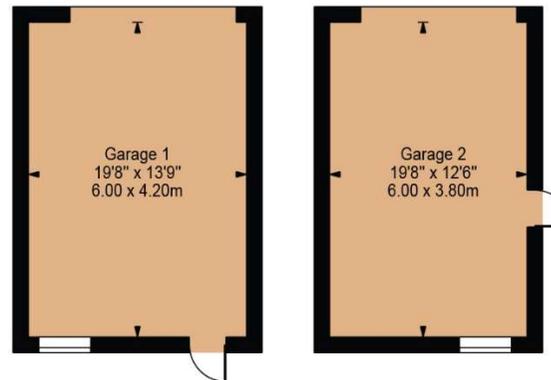




The many features of this fine home include:

- Attractive semi-rural location, yet accessible
- Spacious sitting room with fireplace and bay window
- Two or three further living rooms
- Fitted kitchen-breakfast room and utility/laundry room
- Four double bedrooms, all overlooking the gardens
- Two modern bathrooms and separate cloakroom
- Private, wrap-around gardens, nearly half an acre
- Wealth of period character features
- Two large garages with ample off-road parking
- Available with no onward chain

TOTAL FLOOR AREA
3,498 SQ FT / 325.03 SQ M



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 B C
Council Tax Band: G
Broadband: Full Fibre Broadband
Services: All mains services are connected
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

