



A truly exceptional house in one of Kingswood's finest private avenues

exclusive to

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The Glade Kingswood KT20

London 17 miles
Kingswood Village 0.5 mile
Epsom 4 miles Reigate 4 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

Now a stunning new home, this beautiful 1930's Costain house has been wholly refurbished without compromise, to an exceptional standard.

Available with no onward chain, the property is set in a rare one-acre plot on one of Kingswood's most exclusive addresses.

Price £1,695,000

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

kingswood@richardsaunders.co.uk



- Reception Hall ▪ Cloakroom ▪ Sitting Room ▪ Family Room
- Open plan Kitchen – Dining Room ▪ Utility Room
- 4 Bedrooms and 2 Shower Rooms including the Principal Suite
- Garage ▪ 80' Frontage with Driveway Parking
- Some 460' x 80' Rear Garden
- In all, 1 Acre



Intending to make this their forever home, our clients acquired this property in 2024, choosing it for its private setting, its traditional Costain gravitas and its rare and unspoiled one-acre plot.

Immediately they commissioned the renowned Lime Group to renovate, extend and refurbish the house whilst protecting and enhancing its character. Our clients pursued the highest standards and exceptional attention to detail with less concern for the cost of reaching their objective. Note the sophisticated John Lewis of Hungerford kitchen with its high-end appliances, the air conditioning to principal bedrooms and the luxury sanitaryware as just a few examples of their investment.

Now, due to their relocation, our clients will not be occupying this fine home and instead have instructed us to seeking new owners for this valuable property.

Arrange your viewing of this characterful home through the sole agents,
Richard Saunders and Company of Kingswood 01737 360000





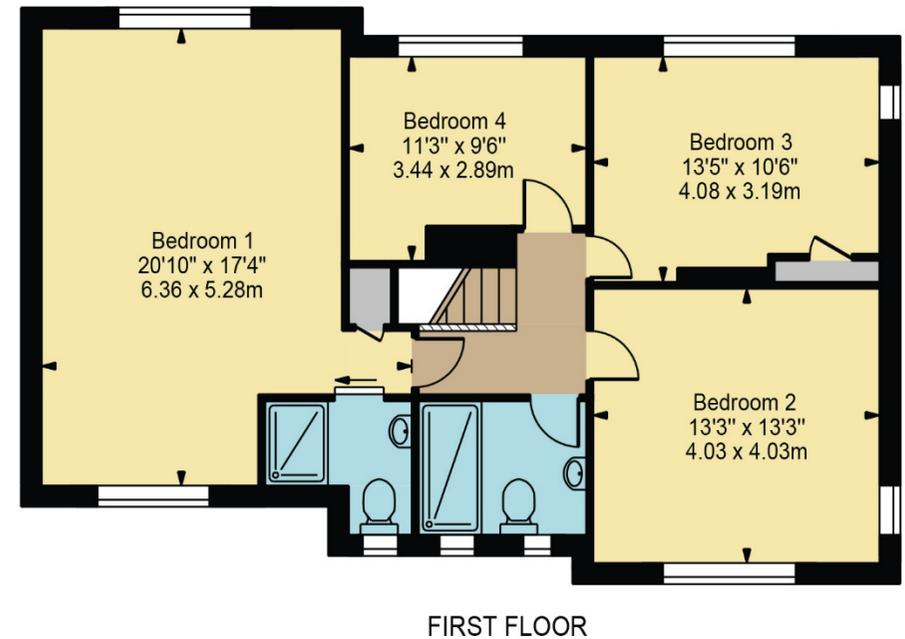
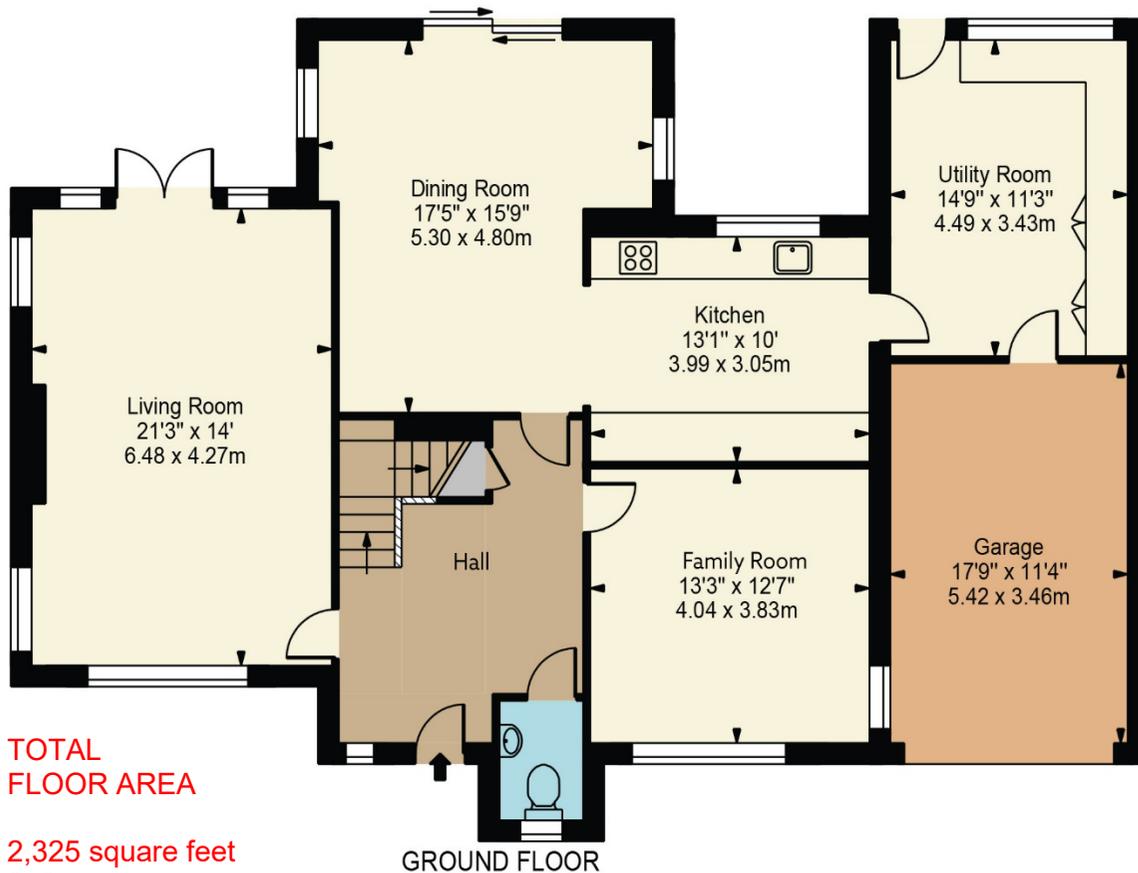
Regarded as one of Surrey's most sought-after locations, Kingswood Village offers an ideal blend of country village charm and excellent accessibility, just 17 miles South of London.

In a quiet private avenue, this property is situated just over half a mile from the village with its commuter rail services to London, 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 and the A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports, the coastal ports and Channel tunnel.

Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.

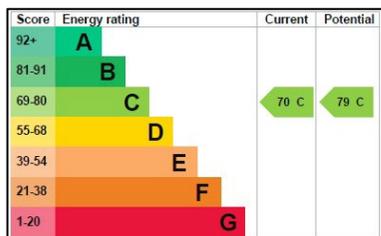




The many features of this fine home include:

- Wholly refurbished by the renowned Lime Group
- Refined kitchen by John Lewis of Hungerford
- Satin-finish granite surfaces, high-end appliances
- New roof, new wiring and new heating system
- Underfloor heating to hall, kitchen-dining room, utility
- New bespoke, high quality sash windows
- New high quality, security front door
- New joinery and replastered with new ceiling cornices
- Elegant new limestone fireplace
- Engineered oak flooring to ground floor
- Wonderful established gardens with small copse
- Good sized garage with new roller door and EV charger
- Immaculately presented and ready for occupation
- Quiet and prestigious Kingswood location

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: G
Broadband: Full Fibre Broadband
All mains services
To the best of our knowledge on production of this brochure



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