



In a peaceful setting on the edge of the village

exclusive to

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The Ridings Kingswood

Kingswood Village ½ mile
London 17 miles
Reigate 5 miles Epsom 5 miles
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

On the edge of the village and with excellent connectivity, this brilliant modern house has been refurbished and now offers a 'turnkey' opportunity to its next owners.

A spacious family home of 3,300 square feet in this peaceful close off Copt Hill Lane with glorious open countryside on the doorstep.

Guide Price £1,500,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Dining Room ■ Study / Family Room
- Open plan Kitchen and Breakfast Room ■ Utility Room
- 5 Bedrooms and 3 Bathrooms including Principal Suite
- Double Garage ■ Workshop, Gym or Studio
- Around 100' Frontage ■ Some 60' (w) x 100' (d) Rear Garden
- In all, 0.28 Acre



This impressive detached house was built around 1970 on a good size plot of over one quarter of an acre and with a broad frontage to the close. Substantially extended over 30 years ago, the house has more recently undergone comprehensive refurbishment to create a spacious and bright home with a crisp, contemporary finish.

Oak strip flooring flows throughout the ground floor rooms which include a double aspect sitting room, open to the dining room. The good size study could easily be used as a family room instead and the kitchen is finished with white Shaker-style with granite surfaces and breakfast counter. There is space for informal family dining here too. There are five double bedrooms with two family bathrooms in addition to the principal suite of large bedroom and bathroom.

Originally the double width garage was extended to a four-car garage, the rear part now separated for a great workshop, gym or studio. The level and mature gardens enjoy natural privacy to its borders and the broad frontage allows for plenty of parking for family and guests.

An interior viewing is strongly recommended.





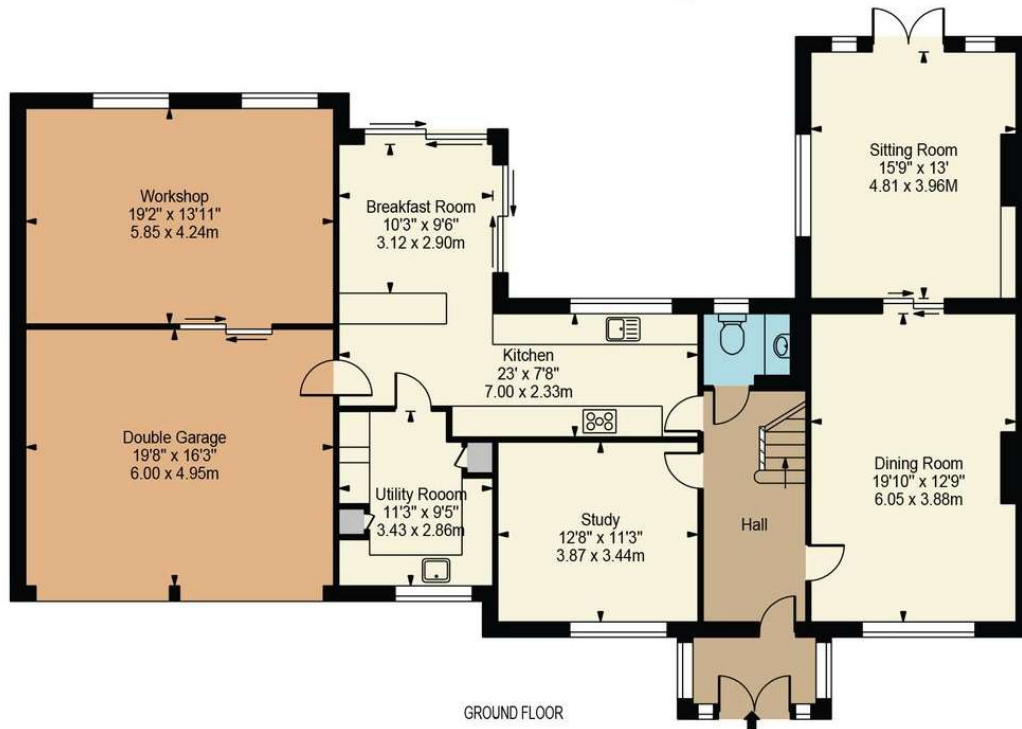
One of just a few homes in this quiet close off Copt Hill Lane, the property enjoys privacy and tranquillity on the edge of Kingswood Village.

Kingswood Station has frequent services to both London Bridge and Victoria, and the village has 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 nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports, the channel tunnel and coastal ports.

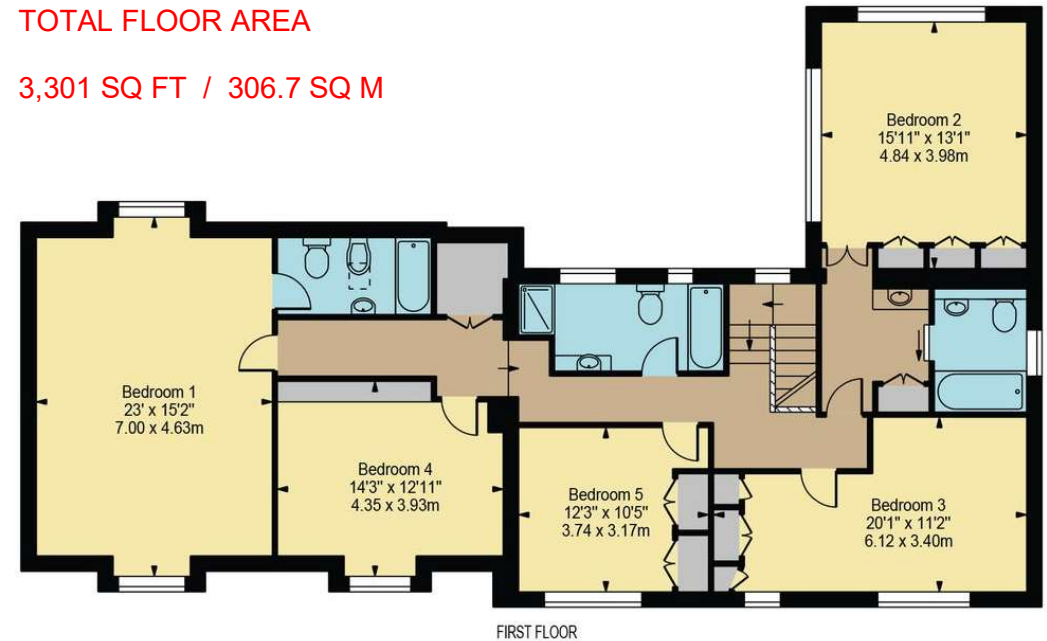
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools, such as Whitgift, run a private bus service from the area.

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 on the doorstep for walking, cycling and horse-riding. The area also has many pubs, restaurants, local theatre and cinema.



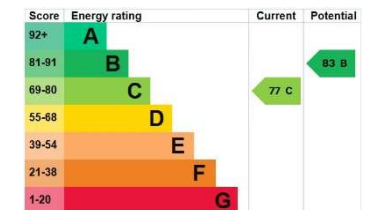


TOTAL FLOOR AREA
3,301 SQ FT / 306.7 SQ M



The many features of this fine home include:

- Available with no onward chain
- Wonderful secluded gardens, naturally secluded
- White 'Shaker' kitchen with granite and appliances
- Bright interior with large, double-glazed windows
- Oak flooring to the ground floor
- Three full bathrooms, one ensuite
- Two fireplaces with gas living-flame fires
- Double garage, could be reinstated to 4-car
- A beautifully presented home
- Peaceful, edge-of-village location



Tenure: Freehold
Local Authority:
Reigate and Banstead B C
Council Tax Band: G
Broadband: Full fibre to property
All mains services
To the best of our knowledge
on production of this brochure

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