



Kingswood, Surrey

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Edwardian gravitas meets contemporary sophistication in an exclusive Kingswood location

Waterhouse Lane Kingswood KT20

London 16 miles
Reigate 5 miles Banstead Village 4 miles Epsom 5 miles
Kingswood Village a few minutes
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Set in an acre, on the edge of one of Surrey's most desirable villages, an Edwardian detached house of great character and gravitas.

Enhanced by the addition of contemporary luxury, a wonderful family home of almost 7,000 sq ft, now available with no onward chain.

Price £2.75 million

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

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- Grand Reception Hall ▪ Inner Hall ▪ Cloakroom
- Sitting Room ▪ Games Room ▪ Study ▪ Family Room
- Open-Plan Kitchen – Dining – Living Room ▪ Utility Room ▪ Shower Room
- 7 Double Bedrooms ▪ 4 further Bath / Shower rooms including 2 ensuite
- Deep frontage of some 110' with gated driveway and extensive parking ▪ Double Garage
- Some 270' x 110' rear Garden ▪ Summerhouse ▪ Heated Swimming Pool
- In all, one acre

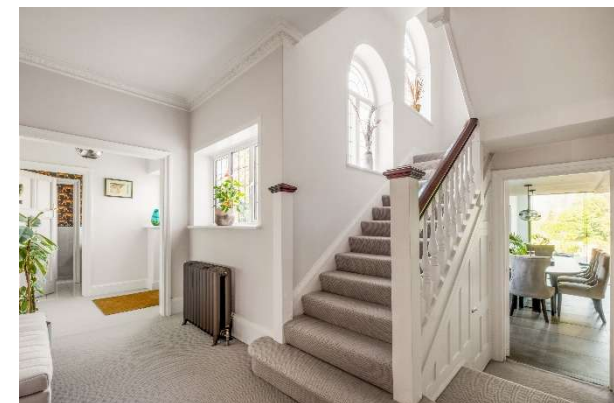


One of Kingswood's originals, this impressive house was one of Costain's earliest houses, built around 1906. Authentic character features from its period are evident throughout the substantial accommodation and the house retains its unspoiled one-acre plot.

The owners have taken this wonderful home to a new level, adding a spacious, open-plan kitchen-dining-living room, flooded by light by virtue of two large skylights. From are full-height sliding doors leading out to the terrace and gardens, bringing the outside in, perfect for those who like to host. The bespoke fitted kitchen is complemented by high-end appliances such as the Lacanche range cooker, Sub-Zero fridge/freezer and Siemens ovens.

Costain's original reception rooms have oak flooring and grand fireplaces and offer versatility if use such as formal dining, study or games room. There are practical enhancements too, such as the large, fitted utility/boot room with shower room, ideal for cleaning dogs (and children). Over first and second floors, there are seven double bedrooms and four further bath / shower rooms including an impressive principal suite and guest suite. Ample space here for an independent apartment, perhaps to suit an extended family.

The wonderful gardens have natural privacy, level lawns, specimen trees and shrubs and the swimming pool is heated by ground-source heat pump. The large summerhouse is heated and would also make an ideal office.





On the edge of Kingswood Village, the property enjoys natural privacy and seclusion, set back from lane with remote-controlled automatic gates.

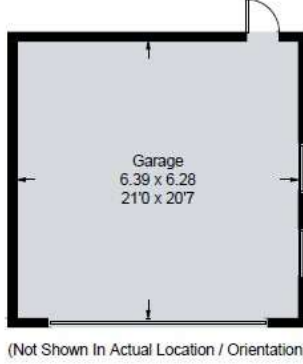
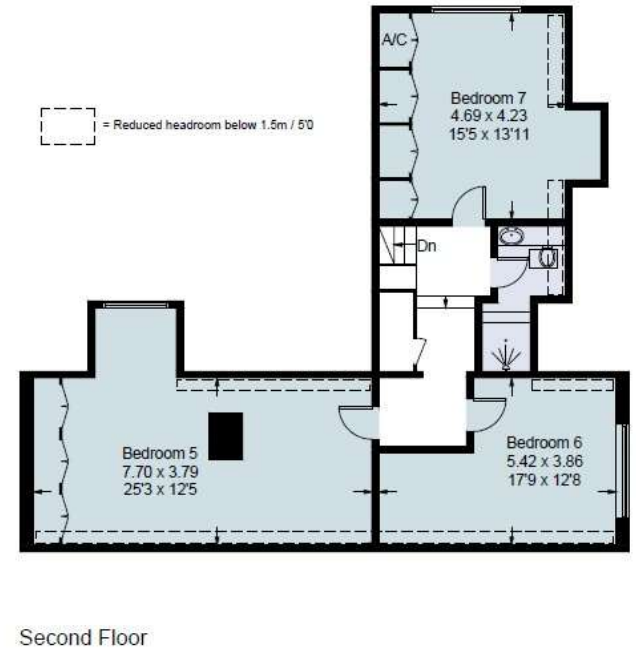
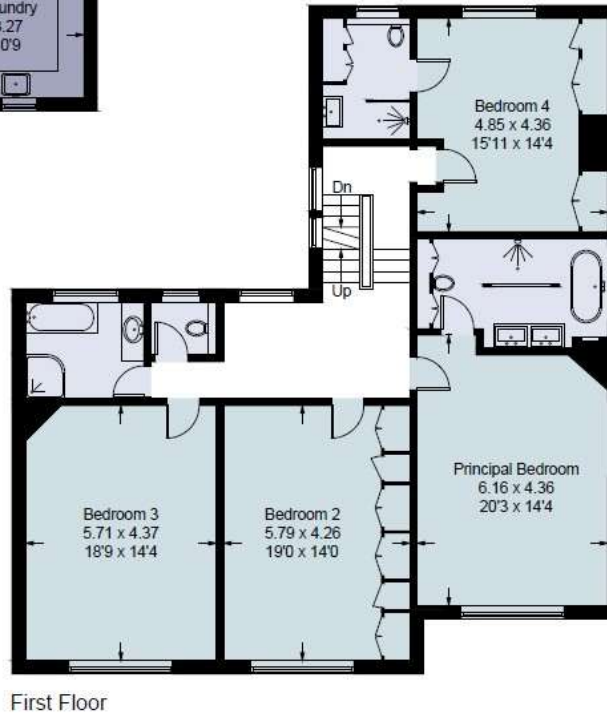
Within walking distance, the village offers commuter rail services to London, local shopping and the Kingswood Arms gastro-pub.

For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports.

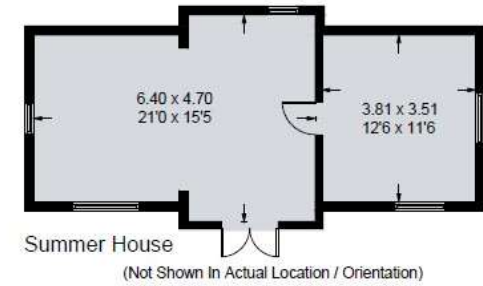
Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area.

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.





Approximate Area = 472.6 sq m / 5087 sq ft
 Garage = 40.3 sq m / 434 sq ft
 Summer House = 40.8 sq m / 439 sq ft
 Total = 553.7 sq m / 5960 sq ft
 For identification only. Not to scale.



--- = Reduced headroom below 1.5m / 5'0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

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

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.

The many features of this fine home include:

- Perfect blend of period character features and modern luxuries
- Magnificent open plan kitchen-dining-living room, perfect for entertaining
- Bespoke fitted kitchen cabinetry with granite surfaces
- Lacanche range cooker, Sub-Zero fridge/freezer and Siemens ovens
- Full height sliding doors lead out onto the terrace and garden
- Oak strip flooring and period fireplaces to the reception rooms
- Seven double bedrooms with potential for separate second floor apartment
- Five luxury bath / shower rooms, including two ensuite
- Unspoiled 1-acre plot with beautiful, mature gardens and natural privacy
- Heated swimming pool and large summerhouse, also ideal as an office
- A truly unique and stylish home, beautifully presented throughout
- Remote-controlled entry gates and ample parking, large double garage
- Prestigious Kingswood location, a short walk from the station and village



