



Set in a tranquil, semi-rural location with great connectivity

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**Lovelands Lane
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 this secluded, no-through lane, a substantial family home with great flexibility to suit any incoming family. Situated on a naturally private plot of just over 0.4 acre, this property should be viewed to appreciate what it offers.

This fine home is available for the first time in 42 years and offers its new owners the potential to refurbish and transform the extensive family accommodation, including re-establishing the annexe.

Price £1.25 million

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Hall ▪ Cloakroom ▪ Sitting Room ▪ Dining Room
- Games Room ▪ Kitchen – Breakfast Room
- Ground Floor Annexe of Sitting Room, Kitchen (or Utility Room), Bedroom (5) and Bathroom (4)
- 5 Bedrooms, 3 Bathrooms and Cloakroom including a Principal Suite
- Double Garage ▪ Tandem Carport ▪ Frontage of some 90' ▪ Some 115' x 90' Rear Garden
- In all, around 0.4 Acre



This substantial detached house offers fantastic and flexible accommodation to suit buyers with varying needs. With four double bedrooms and three bathrooms on the first floor, in addition to a variety of storage, the main part of the house has appeal to families of all ages. The fifth bedroom, with en-suite, is on the ground floor and has previously formed part of an annexe with the study and utility forming the sitting room and kitchen respectively.

Otherwise on the ground floor is a large dual-aspect sitting room with open fire, and a well-proportioned dining room which opens on to the Kitchen and breakfast room. There is a wealth of storage, including two pantries and a wine store. The double garage is integral and shares access to the games room which could be adapted to a number of different uses.

Externally, the carriage driveway offers parking for numerous cars, in addition to a large and secure carport. The naturally secluded and level rear garden extends to some 115', mainly being lawn with attractive planted borders. A covered pagoda well situated to catch the evening sun. There is potential for further expansion and enlargement, subject to usual consents, to both the ground floor and first floors.



The property has a tranquil, semi-rural setting in this quiet, no-through lane and yet it offers remarkable connectivity. 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 liveryies 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.



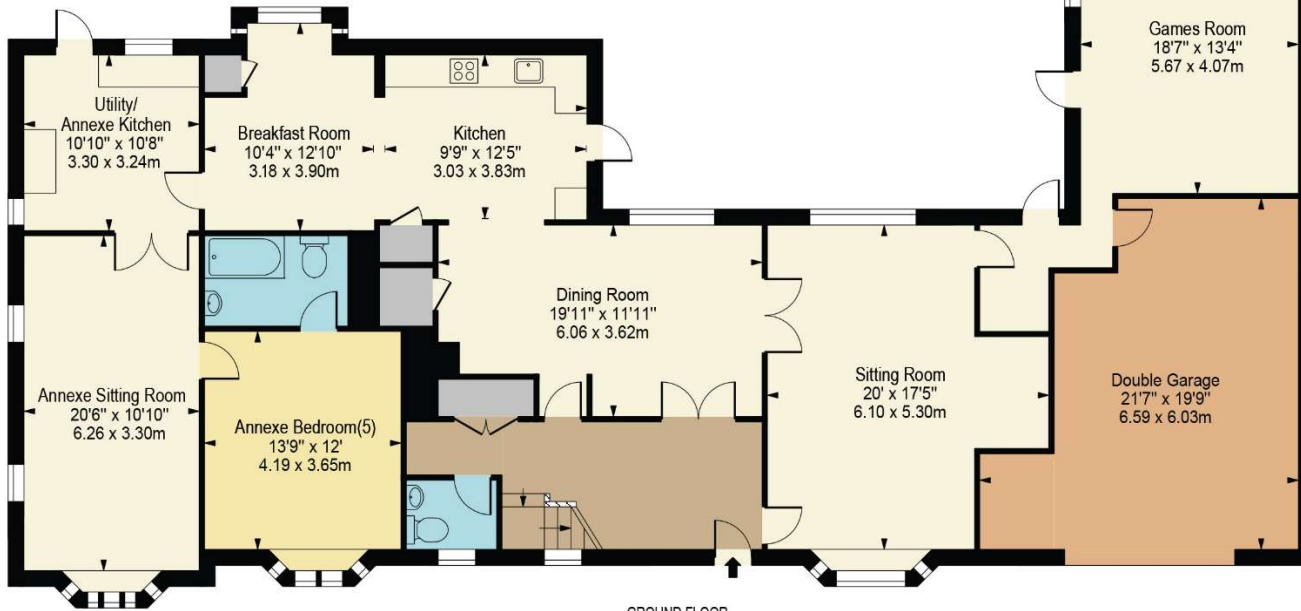


FIRST FLOOR

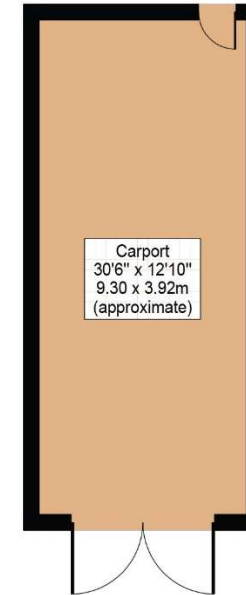
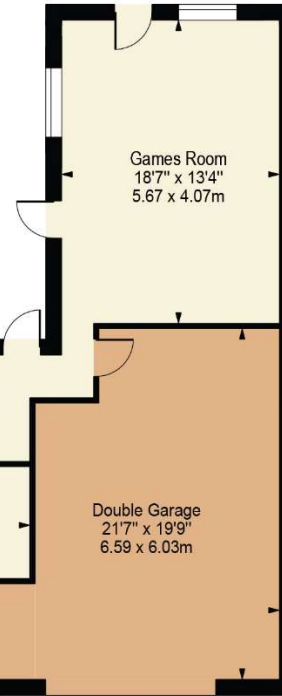
TOTAL FLOOR AREA

3,522 SQ FT
327.1 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



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



The many features of this fine home include:

- Spacious and interconnected entertainment spaces
- Large Kitchen-breakfast room, opening to dining room
- Five bedrooms and four bathrooms
- Wide frontage with 'in and out' carriage driveway
- Potential for extension, subject to planning consent
- Tranquil, semi-rural location in a no-through lane
- Open fire to principal sitting room
- Principal bedroom suite with en-suite bathroom
- Large double garage and secure carport
- Lovely, private rear garden with an expansive and level lawn
- Games room, which could serve as a gym or workshop
- Existing annexe with further potential

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.

