



SAUNDERS

Richard Saunders and Company

Substantial and stylish

This impressive new house of some 7,400 square feet has a secure, gated location in one of Kingswood's finest roads.

Price £3 million



- Reception Hall ▪ Cloakroom ▪ Drawing Room
- Dining Room ▪ Study ▪ Orangery ▪ Family Room
- Kitchen-Breakfast Room ▪ Utility Room ▪ Boot Room ▪ 2nd Cloakroom
- 7 Bedrooms, Dressing Room and 8 Bath or Shower Rooms, including a spacious Principal Suite with roof terrace, and Staff Accommodation
- 3-Car Garage ▪ Gated Frontage ▪ Secluded Gardens
- In all, around 0.9 acre

Individually built by Loxwood Homes, this exceptional house enjoys privacy being set back in grounds of almost an acre.

The interior is spacious and luxuriously appointed, having been thoughtfully designed for family life and entertaining. Now complete, the property represents a rare opportunity to acquire an exceptionally fine new house in one of Kingswood's most sought after locations.

Recognised as one of the most prestigious locations in Surrey, Kingswood offers excellent accessibility.

Junction 8 of the M25 is within a few minutes drive bringing Gatwick and Heathrow Airports within easy reach and Kingswood Station has rail services to both Victoria and London Bridge. This part of the Surrey Hills also offers diversity for shopping, schooling, sport, leisure and cultural pursuits.

KINGSWOOD SURREY

Kingswood Village 1 mile
London 17 miles M23/M25 3 miles
London by rail 50 minutes

Times and distances are approximate

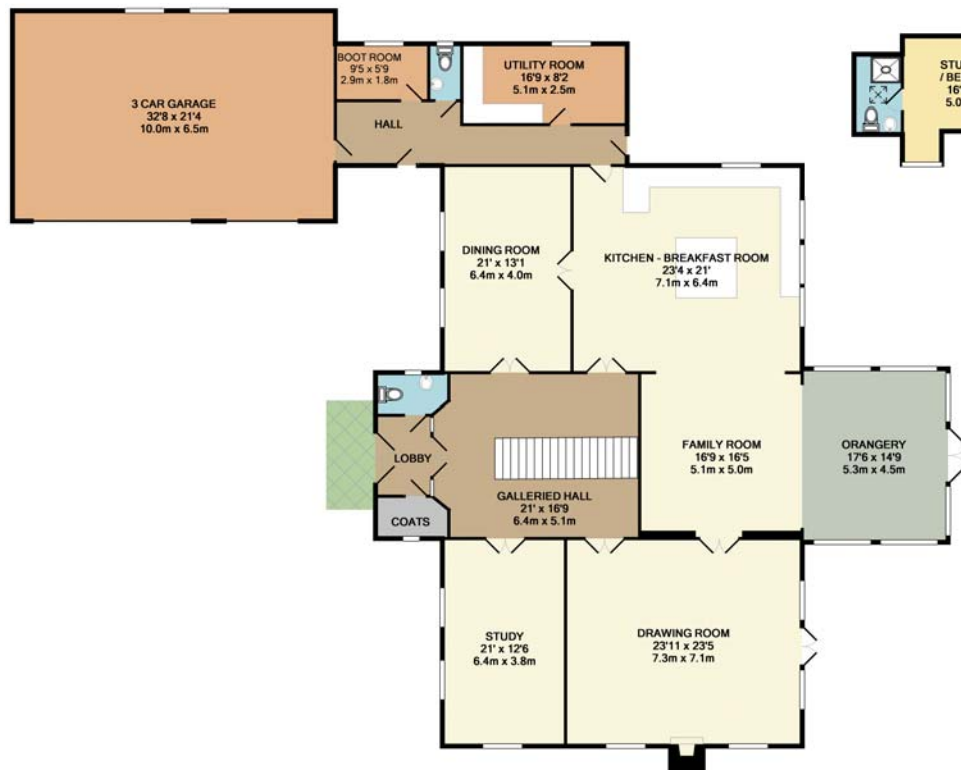


■ Stunning open plan Family Room, Orangery and Kitchen ■ Stylish, contemporary Kitchen with quartz surfaces and high quality Miele appliances featuring conventional, microwave and steam ovens, coffee maker and instantaneous boiling water, warming drawer and two wine coolers ■ High specification Bathrooms and Shower Rooms by Villeroy Boch, Hans Grohe and Richard Starck ■ Custom-made Sash Windows with Double Glazing ■ Programmable mood lighting to principal areas ■ Impressive Central Hall and Galleried Landing with Oak Staircase ■ Security System ■ Automatic gates with video entry phone and sweeping driveway ■ Sophisticated media cabling ■ Solid concrete floors with underfloor heating ■ Pressurised Hot Water system ■ Water Softener ■ 'Wet-room' floors to Showers



ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
NOT TO A GIVEN SCALE, FOR IDENTIFICATION PURPOSES ONLY

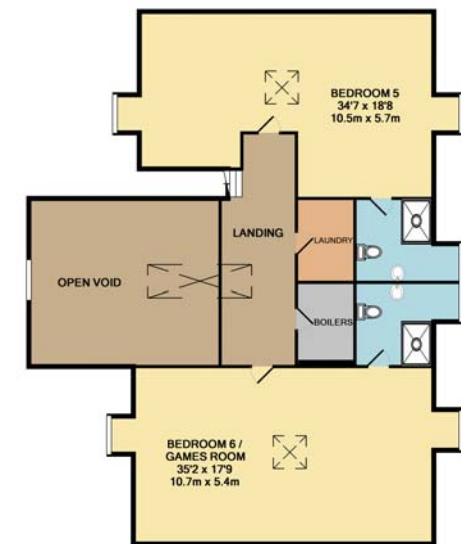
TOTAL FLOOR AREA
687.5 SQ M / 7400 SQ FT



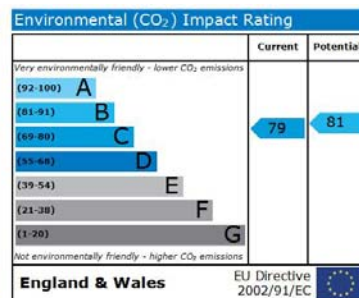
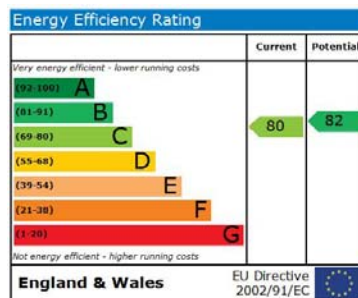
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



VIEWING

Strictly by appointment with Owners Agents

Richard Saunders and Company

Telephone 01737 363333

IMPORTANT NOTE: These particulars are intended as a guide and do not form part of any Contract. Please check with us any detail which is important to you, particularly if you intend to view the property. We have not checked or tested any service, system, (whether heating, plumbing, electrical etc), appliance, fixture or fitting that may be included with this property. We advise any prospective buyers to satisfy themselves as to their condition.