



Ravenscroft

SAUNDERS

Richard Saunders and Company

Exceptional style
and luxury in a
Kingswood Warren
location.

Available now.



- Reception Hall with grand oak staircase and Galleried Landing
- Magnificent Grech & Grech Kitchen in maple, masur birch and star galaxy granite
- Drawing Room with fireplace in limestone and granite ■ Formal Dining Room
- Family Room ■ Bespoke oak fitted Study ■ Cloakroom ■ Utility Room
- 5 Bedrooms Suites with luxury designer Bathrooms, 2 with fitted Dressing Rooms
- Fully prepared Home Cinema or Au Pairs Flat with Kitchen and Bathroom
- Large Double Garage ■ Gated frontage with video entry ■ CCTV security
- Secluded and fully landscaped gardens – in all around 0.6 acre

Individually designed and just completed by Sycamore Developments, this house really is exceptional.

An uncompromising approach to the standard of finish and attention to detail are evident throughout this beautifully appointed home and an interior viewing is essential.

An exclusive and secure location within the Kingswood Warren.

The house is set in a mature, South-facing plot in a Private close of just a few substantial houses. This location has excellent access by road and rail and the local area offers much for social, sporting cultural and family life.

**RAVENS CROFT
HEATHER CLOSE
KINGSWOOD
SURREY KT20 6NY**

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

Times and distances are approximate



- Programmable lighting to all principal rooms
- Sophisticated network and media cabling – Category 5
- 9' ceilings to ground floor and 8'6 ceilings to the first floor
- Distributed Hi-Fi with ceiling speakers to most rooms
- Central vacuum system
- Gas fired underfloor heating to ground and first floors – radiators to the second floor
- Pressurised hot water
- Concrete floors and solid block walls
- NACOSS Alarm
- Air filtering and recycling



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



TOTAL FLOOR AREA
5295 SQ FT/491.9 SQ M

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.

