



Greensleeves

SAUNDERS

Richard Saunders and Company

One of Kingswood's finest new houses ...

... one of Kingwood's finest locations.

Over 7,000 square feet of luxury and sophistication set in a plot of some 1.25 acres.

Price £3.5 million



- Grand Reception Hall with Gallery and Central Staircase ■ Cloakroom
- Drawing Room with Feature Fireplace ■ Dining Room ■ Study ■ Cinema ■ Family Room
- Stunning, designer Kitchen-Breakfast Room, fully integrated
- Bi-fold doors across the rear leading to the Gardens
- Utility Room ■ 2nd Cloakroom

- 6 Bedrooms and 5 Bath/Shower Rooms including a magnificent Principal Suite with Dressing Room and Balcony ■ 1st Floor Laundry Room
- Double Garage ■ Broad, landscaped frontage
- Spacious mature Gardens ■ In all, some 1.25 acres

Just completed by award-winning Sycamore Developments, this outstanding house is impressive in both scale and finish. There are many refinements throughout the spacious interior, only appreciated fully on viewing this fine home.

The established, secluded plot of 1.25 acres surely sets this property apart from other substantial new houses in Kingswood.

Recognised as one of the most prestigious of private roads, The Glade consists of high-value properties in spacious plots.

Kingswood Village is within a mile with its local shops, restaurants, pub and station with services to London.

Junction 8 of the M25 is within a few minutes drive bringing Gatwick and Heathrow within easy reach. This part of the Surrey Hills also offers diversity for shopping, schooling, sport, leisure and cultural pursuits.

**GREENSLEEVES
THE GLADE
KINGSWOOD
SURREY KT20 6LH**

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

Times and distances are approximate

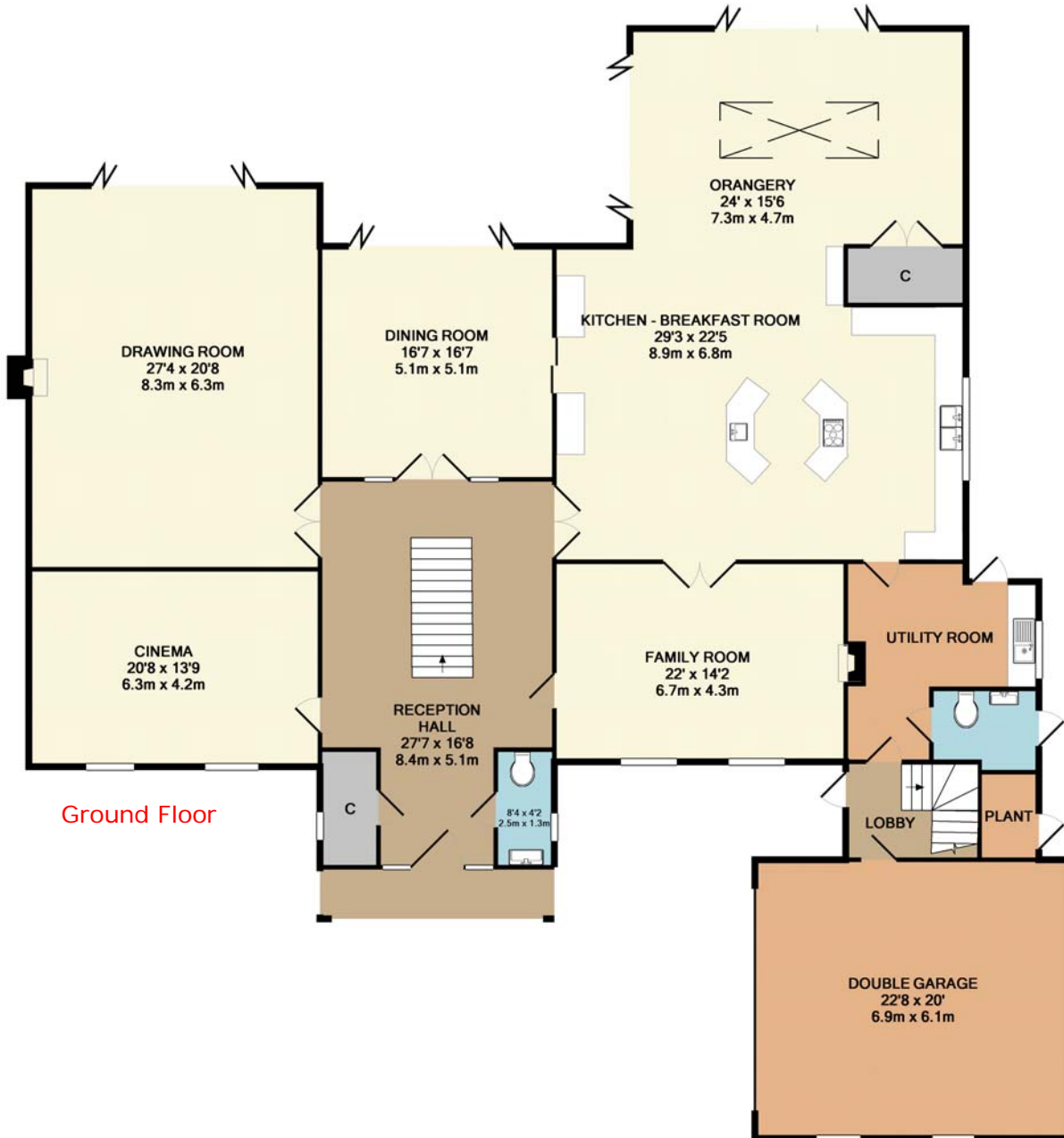


- CONCRETE FLOORS AT ALL LEVELS WITH GAS UNDERFLOOR HEATING
- PRESSURISED HOT WATER SYSTEM
- DOUBLE GLAZED TIMBER WINDOWS
- DISTRIBUTED HI-FI WITH SPEAKERS TO PRINCIPAL ROOMS
- NACOSS SECURITY ALARM
- SOPHISTICATED MEDIA AND NETWORK CABLING
- PROGRAMMABLE LIGHTING TO PRINCIPAL AREAS
- BEAUTIFUL DESIGNER KITCHEN WITH HIGH QUALITY CABINETS AND INTEGRATED APPLIANCES
- FEATURE FIREPLACE
- CONTEMPORARY WALNUT DOORS WITH INLAY
- MAGNIFICENT STAIRCASE IN WALNUT AND GLASS



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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



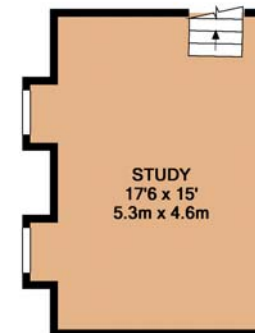
Ground Floor

TOTAL FLOOR AREA

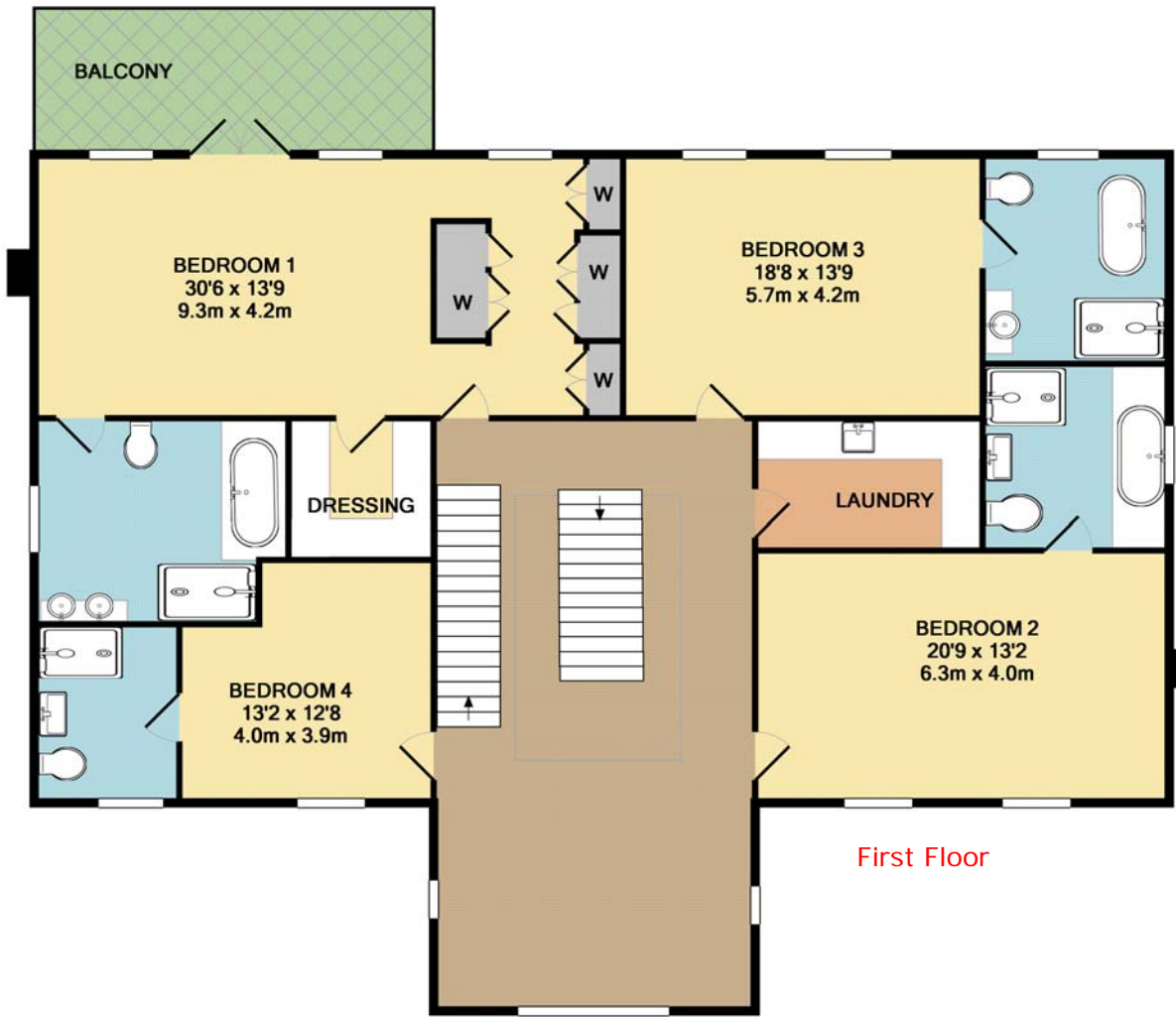
7,042 SQ FT / 654.2 SQ M

VIEWING

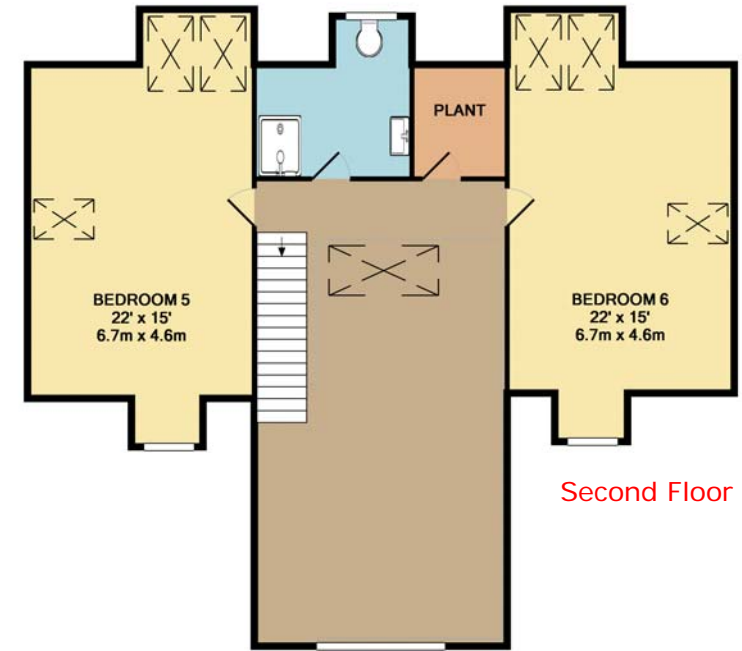
Strictly by appointment with
Richard Saunders and Company
Telephone 01737 363333



First Floor



First Floor



Second Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







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