



Front Elevation



View from House over Tennis Court and Pool



Side Elevation with Tennis Court and Pool



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The property is located on the north side of The Glade, to the east of its junction with Forest Drive. Forest Drive leads to Waterhouse Lane to the west, which in turn provides access to the A217 (Tadworth Roundabout). The A217 leads to the M25 Motorway (Junction 8) to the south. Local shops are available along Waterhouse Lane in Kingswood Village Centre, with a more extensive range of shops and other facilities being available in Epsom, Sutton and Croydon to the north-east and north and Reigate to the south. Rail services run from Kingswood Station approximately half a mile to the east. The open spaces of Burgh Heath, Walton Heath and Banstead Woods are located nearby.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. Externally there is a front driveway with off-street parking, gardens to the side and rear, a swimming pool, pool house, tennis court and a detached double garage. The property occupies a site which extends to approximately 0.285 hectares (0.704 acres). The site may afford potential for residential redevelopment subject to all necessary consents being obtained.

Accommodation

Ground Floor (Rear Non Self-Contained Annexe) – Bathroom with basin, Separate WC, Small Sitting Room through to Bedroom

Ground Floor – Two Reception Rooms, Study, Kitchen, Utility Room and WC and basin

First Floor – Master Bedroom with En-Suite Bathroom, WC and basin, Four Further Bedrooms with wash basins, Bathroom with Shower, WC and basin and separate WC

Outside – Front Driveway with Off-Street Parking, Gardens to the Side and Rear, Swimming Pool, Pool House, Tennis Court and Detached Double Garage

Site Area Approximately 0.285 Hectares (0.704 Acres)

Planning

Local Planning Authority: Reigate and Banstead Borough Council.
Tel: 01737 276000.

The property may afford potential for residential redevelopment, subject to obtaining all necessary consents.

Kingswood Beaverbank, The Glade, Surrey KT20 6LH

- **Freehold Detached House with Tennis Court and Swimming Pool**
- **Occupying a Site extending to Approximately 0.285 Hectares (0.704 Acres)**
- **Possible Potential for Redevelopment subject to obtaining all necessary consents**

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE UPON REQUEST**



Pool

To View

The property will be open for viewing on Monday 23rd March between 9.00 – 9.30 a.m (Ref: LK).

Seller's Solicitor

Sasto and Klinger (Ref: S Sasto Esq).
Tel: 0207 323 0766.
Email: stephensasto@sastoklinger.com

**VACANT –
Freehold Detached House and Grounds**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.