



Spacious duplex apartment in one of Kingswood's finest residences

exclusive to

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The Courtyard
Eyhurst Park
Kingswood
KT20 6JR

London 17 miles
Reigate 6 miles Epsom 5 miles Banstead 3 miles
Kingswood Village 1 mile
London by rail 40 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

Enjoying a private and secure setting in one of Kingswood's finest residences, a beautifully presented country house apartment of over 2,200 square feet.

Set in 25 acres of stunning parkland grounds between Kingswood's two golf courses, the property comes with the use of two tennis courts and a communal gym.

Price £850,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000



- Entrance Vestibule ▪ Reception Hall
- Drawing Room with Balcony ▪ Dining Room ▪ Kitchen – Breakfast Room
- Principal Bedroom with ensuite Bathroom and Shower
- Second and Third Bedrooms ▪ Guest Bathroom and Shower Room
- Garage with Loft Storage ▪ Designated Parking and Guest Parking
- Magnificent 25-acre Grounds ▪ Two Tennis Courts ▪ Communal Gym



In 1997 visionary developers Honeygrove purchased Eyhurst Park, an Edwardian country house set in 25 acres of stunning, parkland grounds and for many years a Lloyds Bank training centre. Honeygrove created forty spacious apartments, each with an individual design and exceptionally high specification.

Our client's apartment forms the central part of The Courtyard, one of just five apartments and with a particularly secluded setting. The apartment, mainly on the first and second floors, enjoys views to the rear gardens with an impressive Cedar tree and to the front, pretty ornamental gardens and glimpses of the neighbouring Surrey Downs golf course. Parking is well-catered for and the garage has a great loft space.

Spacious and bright, the accommodation is arranged around a reception hall and galleried landing. The 'through' sitting room features a traditional stone fireplace and double doors to a South-West aspect balcony and the kitchen is bespoke fitted with limed-oak cabinets, granite surfaces and quality appliances. There are three double bedrooms, one with a Juliet balcony and each with wardrobes. The three luxury bath/shower rooms include one ensuite.

Enhanced by the owner's improvements, this apartment is beautifully presented throughout.



Drive along an impressive long driveway, through two pairs of automated gates and you've arrived in one of Kingswood's most prestigious residences. Nestled on the edge of open countryside and between two golf courses, Eyhurst Park offers its residents a secure and private location with excellent accessibility.

Just over a mile away, Kingswood Village has local shopping, the Kingswood Arms gastropub and frequent rail services to London from its station. Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London.

A few miles away, the M25 motorway at Reigate Hill (J8) gives access to the Nation's motorway network, bringing both Heathrow and Gatwick Airports, the Eurotunnel and coastal ports within easy reach.

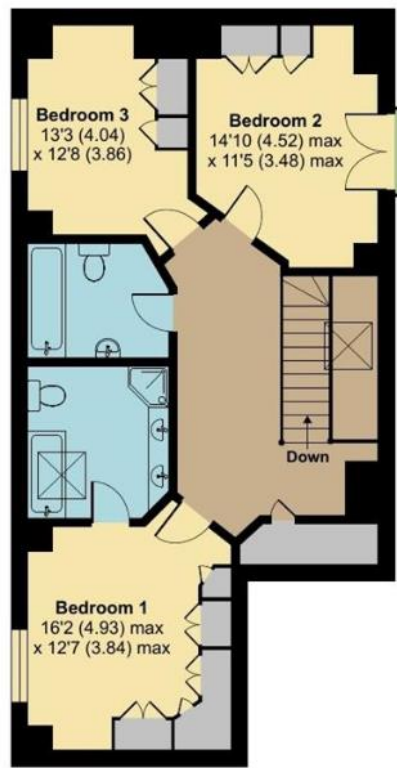
High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.





GROUND FLOOR

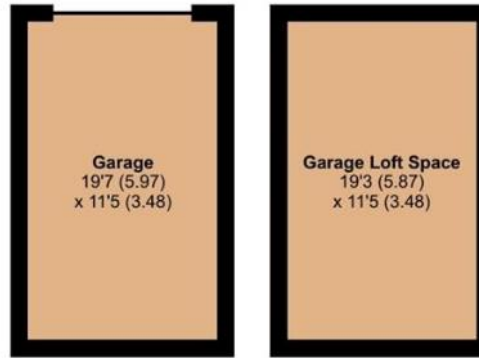
FIRST FLOOR



SECOND FLOOR

TOTAL FLOOR AREA

2,217 SQ FT / 206 SQ M



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



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Tenure: Share of Freehold
 Service Charge: £4,179.40 pa plus a variable amount every quarter
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 Broadband: Full fibre to cabinet
 All mains services
 To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Superb designer kitchen with granite and appliances
- Replacement double-glazed windows
- Fitted wardrobes to all three bedrooms
- Magnificent 25-acre grounds with gated entrance
- Prestigious Kingswood residence
- Spacious sitting room with stone fireplace and balcony
- Gas central heating and Megaflo hot water
- Luxury bathrooms and shower room including ensuite
- Two tennis courts and communal gym
- A beautifully presented duplex apartment

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.

