



Sophisticated living in the exclusive Eyhurst Park

exclusive to

**SAUNDERS**

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# Eyhurst Park Kingswood KT20 6JP

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*

A prestigious country-house apartment in this exclusive, gated development created by Honeygrove in 1998 and offering sophisticated living in a countryside setting on the edge of the village. Approached over just a few steps, the apartment has been enhanced by the current owners and features two terraces with views over the grounds, tennis court and neighbouring countryside.

- | Reception Hall
- | Drawing - Dining Room
- | Two Roof Terraces
- | Kitchen – Breakfast Room
- | Principal Bedroom with ensuite Bathroom
- | Second Bedroom
- | Guest Shower Room
- | Garage with Storage Loft above
- | Gated Communal Grounds of over 20 acres
- | Tennis Courts
- | Communal Gym

Price £799,950







This lovely bright apartment enjoys both morning and afternoon sun with a terrace to each aspect. Whilst being located on the first floor, the property is approached over just a few steps and through a private lobby with entryphone. A central hall has double doors leading into the drawing - dining room with terrace and stone fireplace, and the kitchen is bespoke fitted with painted cabinets, granite surfaces and integrated appliances. There are two double bedrooms, each have double doors to the second terrace. There's an ensuite bathroom with shower and a separate guest shower room. The large garage has power and a storage loft and there is also a designated parking space as well as visitors parking. The parkland grounds have many places to enjoy the rural tranquility and there are two tennis courts and a gym. 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.

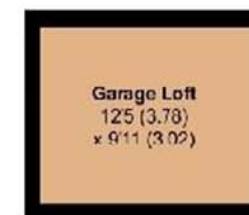
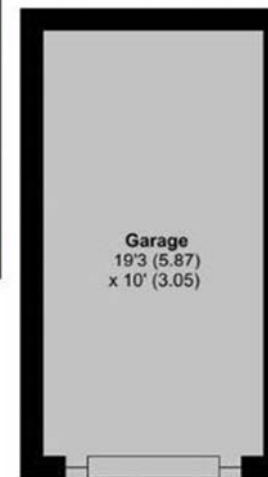


Elevated on the first floor but approached over just a few steps  
 | Spacious drawing room with stone fireplace and terrace |  
 Bespoke fitted kitchen with granite and integrated appliances  
 | Two double bedrooms, both with wardrobes and double doors to second terrace |  
 Luxury ensuite bathroom and guest shower room |  
 Beautifully decorated and enhanced by the owners |  
 Large garage with storage loft over plus private parking |  
 Private and secure in a gated parkland setting |  
 Available with no onward chain



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA

1,658 SQ FT / 154 SQ M

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Tenure: Lease 999 years from 1/1/1999 plus share of Freehold

Service Charge: £4,968.92 p.a. approx

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

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