



**FINE & COUNTRY**  
Kingswood

*Flat 1, Oakwood Hall, Eyhurst*  
Outwood Lane, Kingswood, Surrey KT20 6JP

## Property at a glance

- Ground Floor Apartment With Front & Rear Gardens
- Three Double Bedrooms
- Two Modern Bath/Shower Rooms
- Luxurious Open-Plan Kitchen/Breakfast Room
- Conservatory, Utility Room & Large Entrance Hall
- High Ceilings & Private Entrance
- Garage In Block & Allocated Parking Bay
- Gated Development With Entryphone System
- Communal Gymnasium & Communal Tennis Courts
- 25 Acres Of Communal Parkland

## Setting

This wonderful apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, hairdressers, Coughlans Bakery, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£1,095,000 Leasehold - Share of

# Flat 1, Oakwood Hall, Eghurst

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This stunning three bedroom ground floor apartment measuring 2280 sq ft, is situated within a prestigious gated development and known locally for its enviable position amongst communal grounds of approximately 25 acres.

The apartment is extremely well appointed with high ceilings, period features and access to both front and rear private gardens. The accommodation comprises of a spacious entrance hall with two storage cupboards and a bookcase with double doors from the entrance hall to a large sitting room measuring 27'3 x 19'7 providing a feature fireplace, part wood panelled walls and a large bay window with patio doors to a private terrace. There is a luxurious open-plan kitchen/breakfast room offering an extensive range of fitted units, a large breakfast bar, tiled flooring, access to a utility room and double doors to a conservatory with access to the same private terrace.

The master bedroom has fitted wardrobes to one wall, access to a large ensuite bath/shower room with twin basins and patio doors onto the private terrace. There are two further bedrooms, one with built in wardrobes, and a modern shower room.

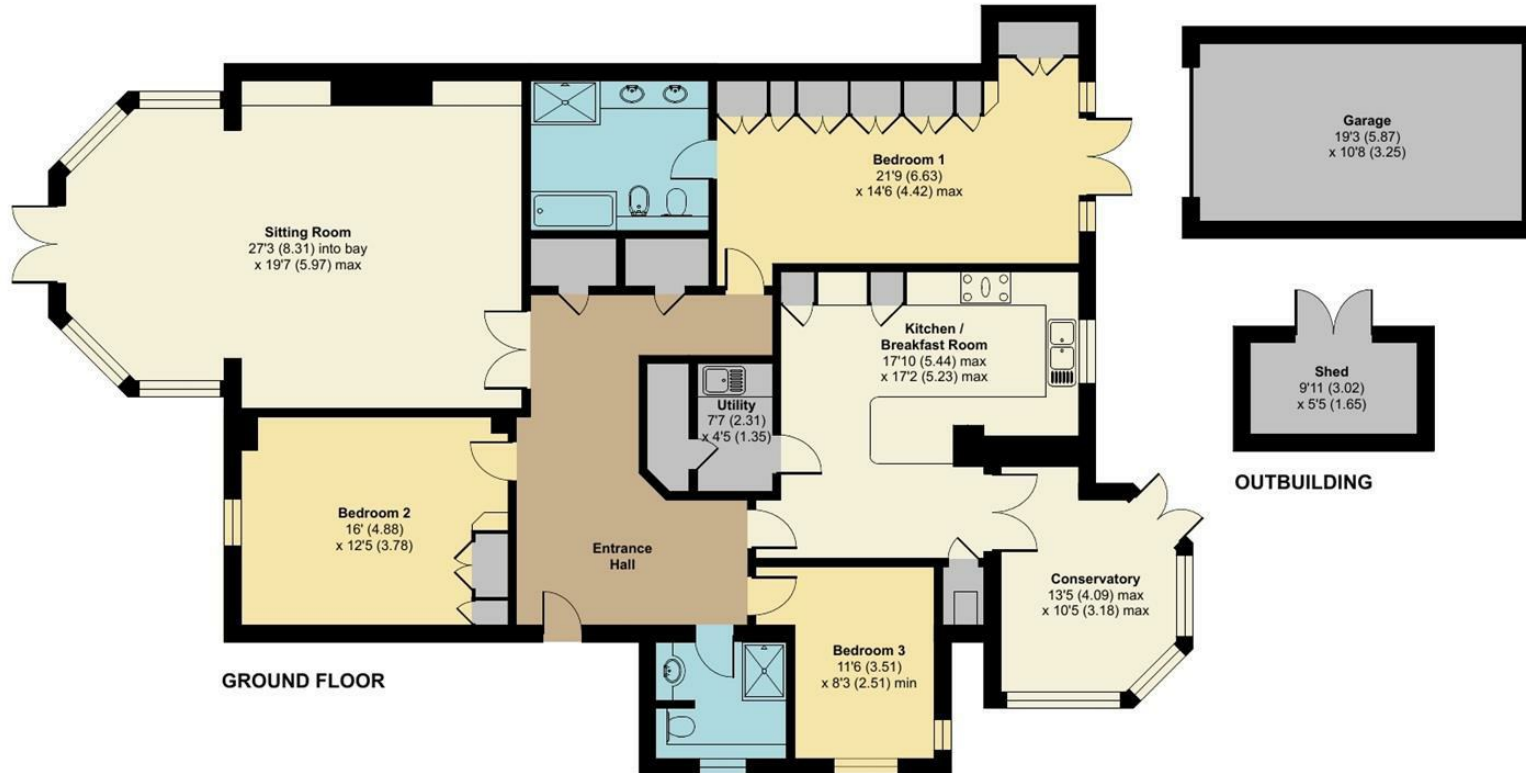
Externally the property comes with a designated parking bay, a single garage with storage space above, a storage shed, access to a communal health suite and access to communal tennis courts. The apartment is approached by an impressive tree lined driveway leading to electronically controlled gates and an entryphone system.



# Oakwood Hall, Eyhurst Park, Outwood Lane, Kingswood, KT20



Approximate Area = 2019 sq ft / 187.5 sq m  
 Garage = 206 sq ft / 19.1 sq m  
 Outbuilding = 55 sq ft / 5.1 sq m  
 Total = 2280 sq ft / 211.8 sq m  
 For identification only - Not to scale

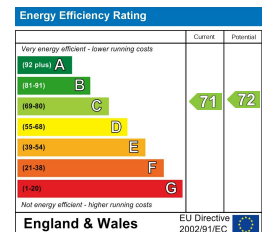


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Fine & Country. REF: 1091754

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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