



Available for the first time since it was created by Honeygrove in 1998

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Eyhurst Park Kingswood KT20

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

In a wonderful country house setting between Kingswood's two golf courses, one of the largest duplex apartments created in 1998 by Honeygrove to an award-winning design.

A spacious and versatile home of over 4,000 sq ft, beautifully presented and now available with no onward chain.

Guide Price £1,100,000

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

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- Entrance Lobby ■ Reception Hall ■ Cloakroom ■ Drawing Room ■ Dining Room
- TV Room / Snug ■ Kitchen – Breakfast Room ■ Utility Room
- Principal Suite of Bedroom, Dressing Room and Bathroom
- Guest Suite of Bedroom and Bathroom ■ Third Bedroom ■ Family Bathroom
- Study / Fourth Bedroom ■ Substantial Loft Room ■ Three Roof Terraces
- Two Garages each with Loft Storage ■ Designated Parking Space and Guest Parking
- Magnificent 25-acre Grounds ■ Two Tennis Courts ■ Communal Gym



Eyhurst Park was an immediate success when launched in 1998 by Honeygrove. Forty substantial and elegant country-house apartments in gated parkland grounds met the demand and expectations of professionals and down-sizers alike. So much so that Honeygrove won the Evening Standard Design Award for their newly built apartments here.

Our clients' duplex apartment is one of the largest designs at over 4,000 square feet, arranged over four floors. Located at the end of the building, this property has the advantage of windows to three aspects and double doors to each of the three roof terraces which enjoy views over the amazing communal grounds. Honeygrove's renowned high specification is evident throughout, rooms are spacious with high ceilings and there is a wealth of storage available in the loft room, as well as above both garages.

Outside, this apartment has two garages, a further designated parking and visitor parking. To all sides there are views over beautiful park-like gardens and the meadow to the rear, where deer roam freely. The two tennis courts and gym are also communal features.

One of the first reserved when the development was launched, this exceptional home is available for the first time since and there is no onward chain. Viewing strongly recommended.



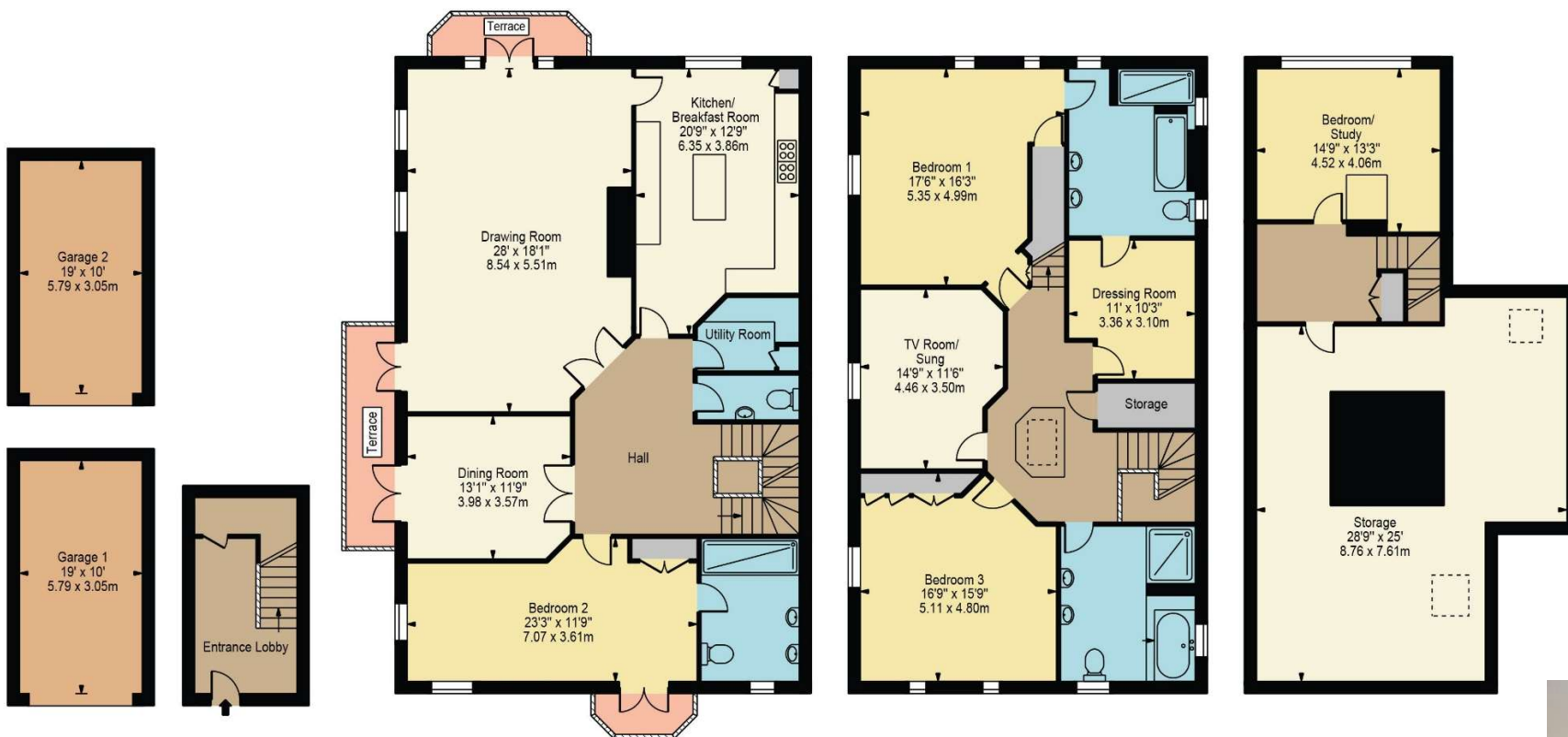
Drive along an impressive long driveway, through two pairs of automated gates and you've arrived in one of Kingswood's most prestigious residences. Nestled on the edge of open countryside and between two golf courses, Eyhurst Park offers its residents a secure and private location with excellent accessibility.

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 Waitrose Supermarket 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.





Tenure: Share of Freehold
 Service Charge: £6,000 pa
 Local Authority: Reigate and Banstead BC
 Council Tax Band: H
 Broadband: Full fibre to cabinet
 All mains services
 To the best of our knowledge
 on production of this brochure

TOTAL FLOOR AREA inc garages

4,334 SQ FT / 402.6 SQ M

The many features of this fine home include:

- Impressive accommodation of over 4,000 sq ft
- Spacious accommodation with high ceilings
- Classical style fireplace with gas living-flame fire
- Impressive central hall with cupola giving natural light
- Natural beech designer kitchen with appliances
- Huge loft room offering tremendous storage
- Luxury bathrooms and shower rooms, two are ensuite
- Three roof terraces with views over the communal grounds
- Two garages, both with loft storage above
- Communal gym and two tennis courts
- Private and secure in a gated parkland setting
- Exclusive setting between Kingswood's two golf courses

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		



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.

