

Elevated Privacy with Far-reaching Views

exclusive to

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Eyhurst Park
Kingswood
KT20

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

Set at the top of this purpose built block, this two bedroom apartment enjoys natural privacy and plenty of character.

With a wealth of storage, large bedrooms and use of extensive communal grounds and facilities this property offers much.

Available immediately and with no-onward chain a viewing is recommended.

Price £565,000

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

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- Reception Hall
- Sitting Room
- Dining Room
- Roof Terrace
- Kitchen – Breakfast Room
- Cloakroom
- Principal Bedroom with ensuite Bathroom and Dressing Room
- Further Double Bedroom
- Bathroom
- Garage with Storage Loft above
- Gated Communal Grounds of over 20 acres
- Tennis Courts
- Communal Gym









This two bedroom, duplex apartment is presented to the market in an ever popular Kingswood village location. The property can be accessed via the communal stairs or lift on the second floor.

The private entrance hall runs the centre of the apartment with the Sitting and Dining Rooms being set opposite the Kitchen-Breakfast Room. The well-fitted kitchen benefits from solid wood cabinetry, Baltic granite worksurfaces and a range-style oven. The Dining and Sitting rooms are well proportioned with wood panelling, a gas-fire and access on to the balcony enjoying far-reaching views to the south-west.

The principal bedroom has a well-appointed en-suite bathroom, built-in wardrobes and a dressing room. The second bedroom is also of a generous size with built-in wardrobes and is set opposite a further bathroom.

Externally, these apartments have the use of an allocated parking space and garage with storage above. The development has acres of communal grounds, a tennis court, gym facilities and visitors parking.



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.













The many features of this fine home include:

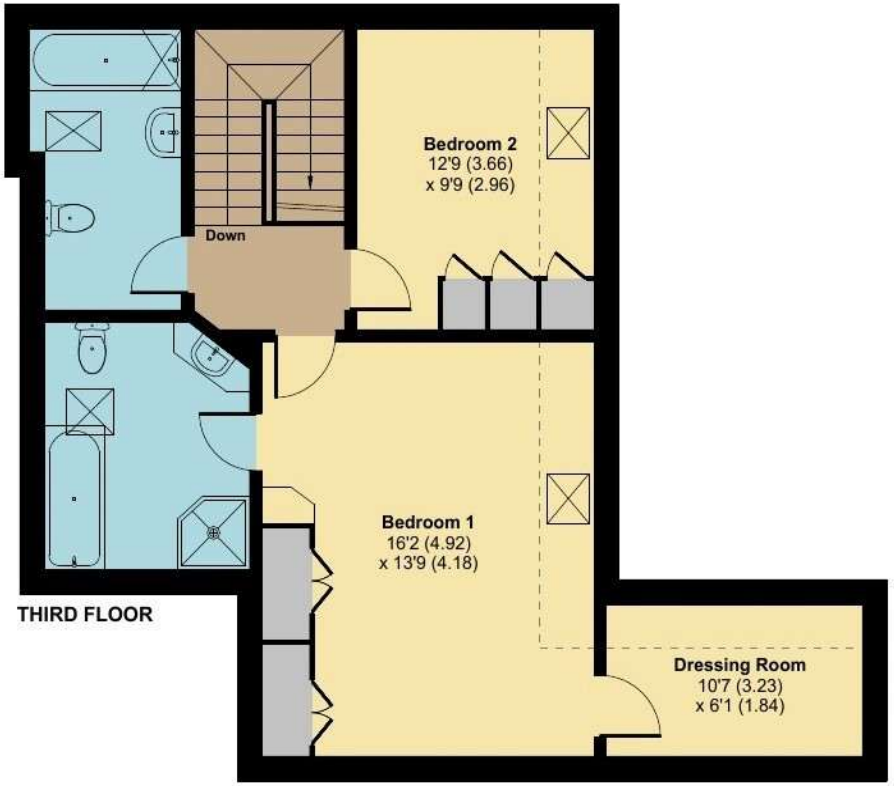
- Set in 20 acres of Parkland-like communal grounds
- South-westerly facing Balcony
- Communal Tennis court and Health Suite
- Handsomely fitted Kitchen-Breakfast Room
- Wealth of storage
- Two double Bedrooms with built-in wardrobes
- En-suite Bathroom and Dressing Room to principal Bedroom
- Communal lift access
- Garage with Loft Storage and Allocated Parking
- Available with no onward chain



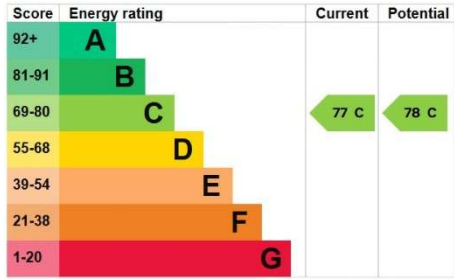
Approximate Area = 1354 sq ft / 125.7 sq m
Limited Use Area(s) = 74 sq ft / 6.8 sq m
Garage & Garage Loft Copy = 316 sq ft / 29.3 sq m
Total = 1744 sq ft / 161.8 sq m
For identification only - Not to scale







Tenure: Lease 999 years from 1/1/1999 plus share of Freehold
Service Charge: £6,349.80 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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