



 FINE &
COUNTRY

Eyhurst Hall, & The Manor House

Eyhurst Park, Outwood Lane, Kingswood, Surrey KT20 6JR

Property at a glance

- Four Double Bedroom Property
- Study/Bedroom Four
- Three Modern Bath/Shower Rooms
- Drawing Room & Sitting Room
- Cloakroom & Utility Room
- Private Terrace Overlooking Communal Gardens
- Large Entrance Hall, Landing & Coat Cupboard
- Double Garage In Block, Storage Unit & Two Allocated Parking Bays
- Communal Gymnasium & Communal Tennis Courts
- Gated Development With Entryphone System & 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, Londis, 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.

£1,250,000 Share of Freehold

Eyhurst Hall

This elegant four bedroom property is arranged over three floors and offers approximately 3,578 sq ft of beautifully proportioned accommodation, extending to 4,233 sq ft including garaging and storage. Forming part of a highly prestigious gated development, the property is set within approximately 25 acres of exquisitely landscaped communal grounds and is renowned for its exceptional setting, privacy and exclusivity.

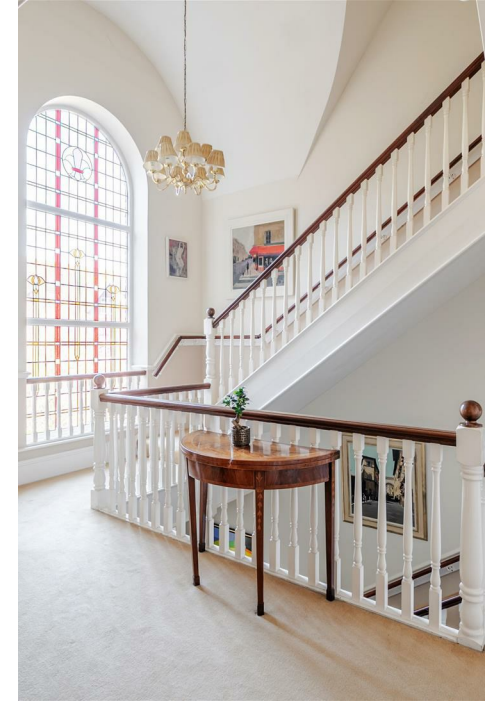
The property is impeccably presented throughout, combining generous proportions, high ceilings and refined period detailing. A welcoming entrance hall with solid wood flooring provides access to a large coat cupboard, under stairs cupboard and a staircase rising to the upper floors.

The first floor features a spacious landing, enhanced by a stunning leaded light window that creates an impressive sense of space and natural light. The first floor is centered around an excellent kitchen/breakfast room, with a comprehensive range of fitted wall and base units, integrated appliances and granite work surfaces. French doors open onto the private terrace, perfect for Al fresco dining.

The drawing room is a particular highlight, featuring a real fireplace, an elevated dining area and French doors leading onto the private terrace. In addition, the property offers a separate dining room and a bright, inviting TV room, perfectly suited for comfortable day to day living.

The top floor accommodates the principal bedroom suite, complete with a luxurious wet room style shower room and dressing room. In addition, there is a further double bedroom with an ensuite bathroom. Two further bedrooms, one currently used as a study, are served by a well appointed family bathroom.

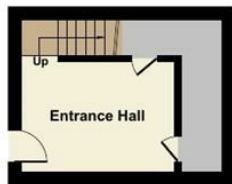
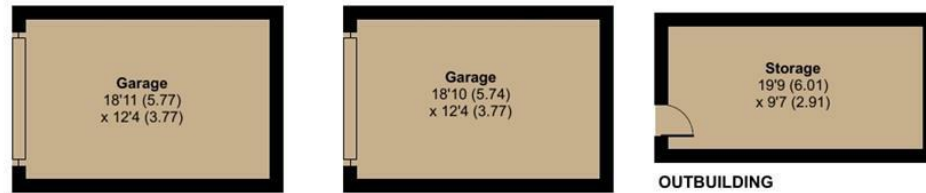
The development is approached via an impressive tree lined driveway leading to electronically controlled gates. Externally, the property benefits from two allocated parking bays, double garage and a store room and residents enjoy exclusive access to a communal gymnasium and tennis courts.



Outwood Lane, Kingswood, Tadworth, KT20

Approximate Area = 3578 sq ft / 332.4 sq m
 Garages = 467 sq ft / 43.3 sq m
 Outbuilding = 188 sq ft / 17.4 sq m
 Total = 4233 sq ft / 393.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country. REF: 1418481



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 vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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