



Impressive country house apartment in this prestigious development

exclusive to

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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

Offering privacy and security in this exclusive, gated development, this outstanding duplex country house apartment is available for the first time since it was created by Honeygrove in 1998.

Beautifully presented, this wonderful apartment has two roof terraces with South and West aspects and countryside views.

Price £950,000

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

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



This prestigious development by Honeygrove Developments was released exclusively through Richard Saunders and Company in 1998 and immediately proved very popular both with professionals and those downsizing from substantial houses.

Our clients made an early reservation, choosing this apartment for its abundance of space and light, considerable storage and the two roof terraces which enjoy South and West aspects. The views across the communal grounds and meadow are lovely and extend to the neighbouring Kingswood golf course.

Arranged over the second and third floors, the apartment is approached through a communal hall with video-entryphone, stairs and a lift which arrives directly opposite its front door. The property has all the space where it's most needed with a spacious sitting room, separate dining room and a large kitchen with ample room for informal dining. There are three double bedrooms, all with bespoke wardrobes and there's an ensuite to the principal bedroom in addition to a guest shower room. There are two store rooms too.

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 tranquillity 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.

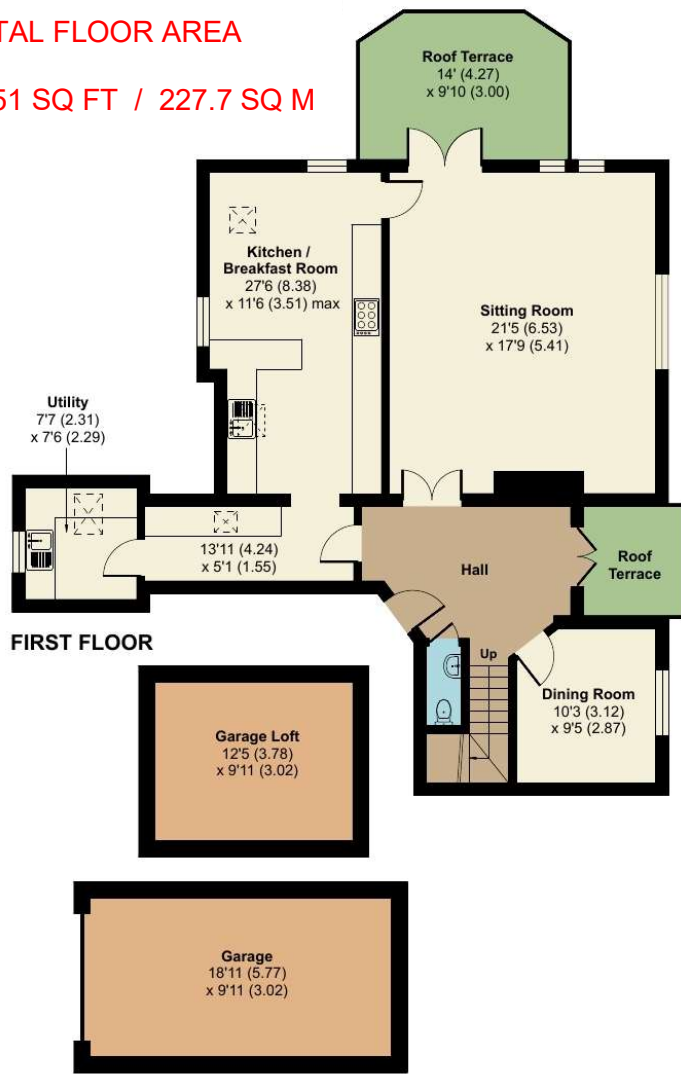
A few miles away, the M25 motorway at Reigate Hill (J8) gives access to the Nation's motorway network, bringing both Heathrow and Gatwick Airports, the Eurotunnel and coastal ports within easy reach.

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.



TOTAL FLOOR AREA

2,451 SQ FT / 227.7 SQ M



FIRST FLOOR



SECOND FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Lease 999 years from 1/1/1999 plus share of Freehold
 Service Charge: £6,460 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



The many features of this fine home include:

- Penthouse ambiance, served by a lift to its front door
- Spacious drawing room with limestone fireplace and gas fire
- Designer country pine kitchen with Corian surfaces parking
- Britannia range cooker and integrated appliances
- Bespoke fitted wardrobes to all three bedrooms
- Roof terrace with Southerly views across the meadow
- Second roof terrace with westerly views over gardens
- Large Garage with storage loft over plus private parking
- Private and secure in a gated parkland setting
- Available with no onward chain

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.

