

FINE & COUNTRY

Heathcote, The Manor House

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

Property at a glance

- Immaculate Three Double Bedroom Property
- Stunning & Grand Living Room With Triple Aspect Dining Room
- Luxurious Open-Plan Kitchen/Breakfast Room With French Doors Onto A Private Balcony
- Large Reception Hall With Cloakroom/Utility Room
- Two Modern Bath/Shower Rooms
- Storage Room Off The Principal Bedroom With Potential To Convert To A Dressing Room (STPP)
- Communal Gymnasium & Communal Tennis Courts
- South Facing Balcony Overlooking Stunning Communal Gardens
- Garage In Block & Two Allocated Parking Parking Bays, Garage & Cellar
- Gated Development With Entryphone System & 25 Acres Of Communal Parkland

Setting

This superb 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, 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.

£995,000 Leasehold - Share of Freehold

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This elegant three bedroom property is arranged over three floors and extends to approximately 2459 sq ft, forming part of a highly prestigious gated development, widely regarded for its exceptional setting within approximately 25 acres of landscaped communal grounds.

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

The first floor offers a large landing particularly impressive sense of space and light. This level includes a well appointed cloakroom/utility room, an airing cupboard housing the Megaflow system, and an excellent kitchen/breakfast room. The kitchen is thoughtfully designed with a comprehensive range of fitted wall and base units, integrated appliances, a central island with elegant curved granite work surfaces. The generously proportioned panelled living and dining room enjoys delightful views across the surrounding communal grounds, creating an ideal space for both entertaining and everyday living.

The top floor accommodates the principal bedroom suite, complete with fitted wardrobes and a well-appointed ensuite bath/shower room. Access is also provided to an eaves cupboard offering potential to create a walk-in dressing room, subject to the usual consents. Two further double bedrooms are served by a family bathroom, with additional built-in storage located on the landing.

Externally, the property benefits from two parking bays, a single garage and a cellar. Residents enjoy exclusive access to a communal gymnasium and tennis courts. The development is approached via an impressive tree-lined driveway leading to electronically controlled gates, with an entry phone system providing security and peace of mind, all set within a tranquil and beautiful maintained environment.

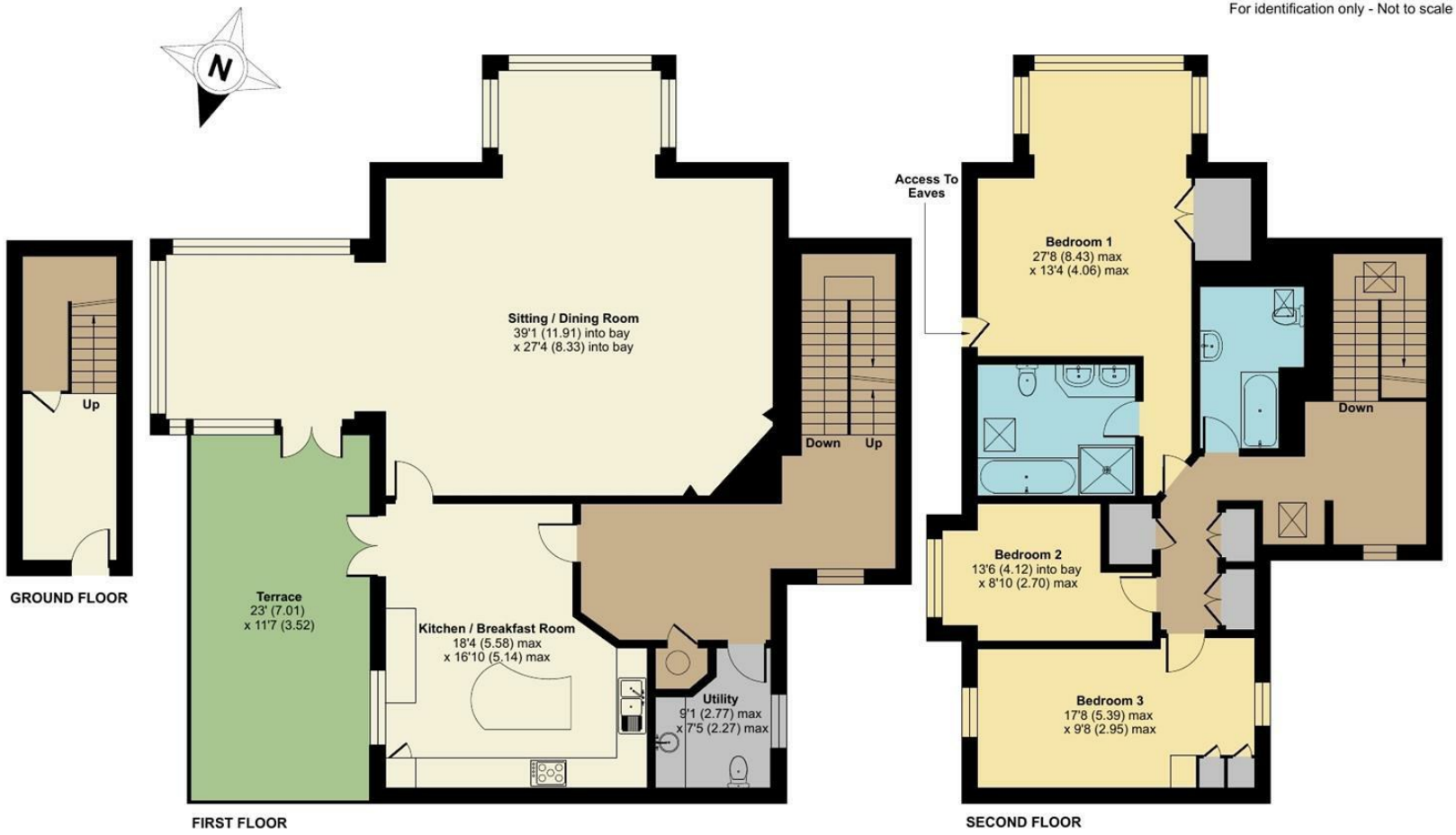




Outwood Lane, Tadworth, KT20

Approximate Area = 2459 sq ft / 228.4 sq m

For identification only - Not to scale

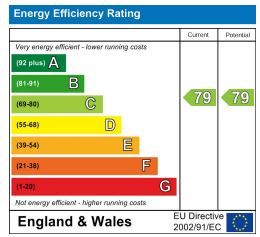


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country. REF: 1402310

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

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.



















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