



One of the most substantial apartments in this exclusive development

exclusive to

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Eyhurst Park Kingswood KT20 6JR

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

A magnificent country-house apartment of over 4,000 sq ft and with two roof terraces, enjoying privacy and security in this prestigious development.

Built in 1998 to an award-winning, duplex design, this exceptional home has been refurbished throughout in recent years to an exceptionally high standard.

Guide Price £1,300,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Lobby ▪ Reception Hall ▪ Cloakroom ▪ Drawing – Dining Room
- Sitting / TV Room ▪ Study ▪ Kitchen – Breakfast Room ▪ Utility Room
- Principal Suite of Bedroom, Dressing Room and Bathroom
- Guest Suite of Bedroom and Bathroom ▪ Third and Fourth Bedrooms ▪ Family Bathroom
- Substantial Loft Room ▪ Two 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. Substantial and elegant 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.

One of the most substantial of all, our clients' apartment has been refurbished throughout to an exceptionally high standard. The result is a spacious and luxurious home that combines the best of Honeygrove's traditional styling with a crisp and contemporary finish throughout.

The full width drawing-dining room features two pairs of double doors leading out onto the main terrace which enjoys wonderful views and a South aspect, perfect for entertaining or just enjoying the rural tranquillity. The bright, fully-integrated kitchen has been fitted by Chamber Furniture of Halstead who are also responsible for most of the bedroom wardrobes and the media cabinets. The kitchen has double doors to the second terrace. There are four double bedrooms and three re-fitted luxury bathrooms, each with a separate large shower.

Outside, this apartment has two garages, each with storage lofts and there is further 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. Viewing strongly recommended.



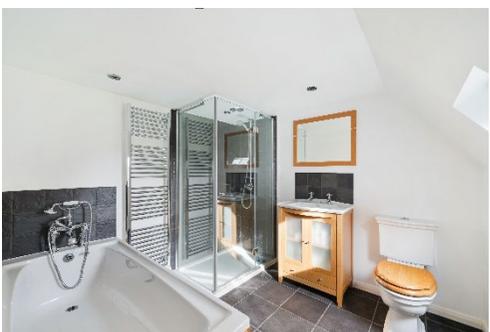


Drive along an impressive long driveway, through two pairs of automated gates and you've arrived in one of Kingswood's most prestigious residences. Nestled on the edge of open countryside and between two golf courses, Eyhurst Park offers its residents a secure and private location with excellent accessibility.

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 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 inc garages

4,048 SQ FT / 375.8 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

The many features of this fine home include:

- Comprehensively refurbished in the last few years
- Spacious accommodation with high ceilings
- Classical stone fireplace with gas living-flame fire
- Impressive central hall with rooflight
- Luxury designer kitchen with contemporary finish
- Quality fitted wardrobes, study and media cabinets
- Luxury bathrooms each with separate large shower
- Wealth of storage with huge loft and two garage lofts
- Two garages and private parking space
- Impeccably maintained and presented throughout
- Private and secure in a gated parkland setting
- Exclusive setting between Kingswood's two golf courses

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.

