



THE PAVILION

Sought-after ground floor apartment in this prestigious development

exclusive to
SAUNDERS
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The Pavilion
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

Seldom available, an outstanding ground floor apartment with private gardens in one of Kingswood's most prestigious residences.

Available for the first time since built and now with no onward chain, a beautifully presented country-house apartment of just over 2,100 square feet.

Guide Price £1 million

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

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- Reception Hall ■ Drawing - Dining Room ■ Kitchen – Breakfast Room
- Principal Bedroom with ensuite Bathroom ■ Second bedroom with ensuite Bathroom
- Study or Third Bedroom ■ Guest Shower Room
- Neat Frontage ■ Private Rear Garden of some 55' x 48'
- Garage with Loft Storage ■ Designated Parking Space and Guest Parking
- Magnificent 25-acre Grounds ■ Two Tennis Courts ■ Communal Gym



It is no surprise that in 1998, Honeygrove Developments won the Evening Standard Design Award for its superb newly built country-house apartments at Eyhurst Park. Along with those converted from the original Edwardian country house and later buildings, the apartments are spacious and elegant, and have proved very popular both with professionals and those downsizing from substantial houses.

Our clients made an early reservation on one of the few ground floor apartments which came with the advantage of its own private gardens to front and rear. Double doors lead from the principal bedroom, the drawing-dining room and the kitchen-breakfast room onto the full width terrace, an ideal spot to appreciate the southerly views across the field and beyond.

Appointed to a high standard and impeccably maintained, the apartment features period style mouldings and fitted furniture, a kitchen designer was commissioned for the maple 'Shaker' cabinets with granite surfaces and integrated appliances. There's a limestone fireplace with gas living-flame fire.

The large garage has power and a storage loft and there's ample parking. The tennis courts and gym add to the appeal of the parkland communal grounds.



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.

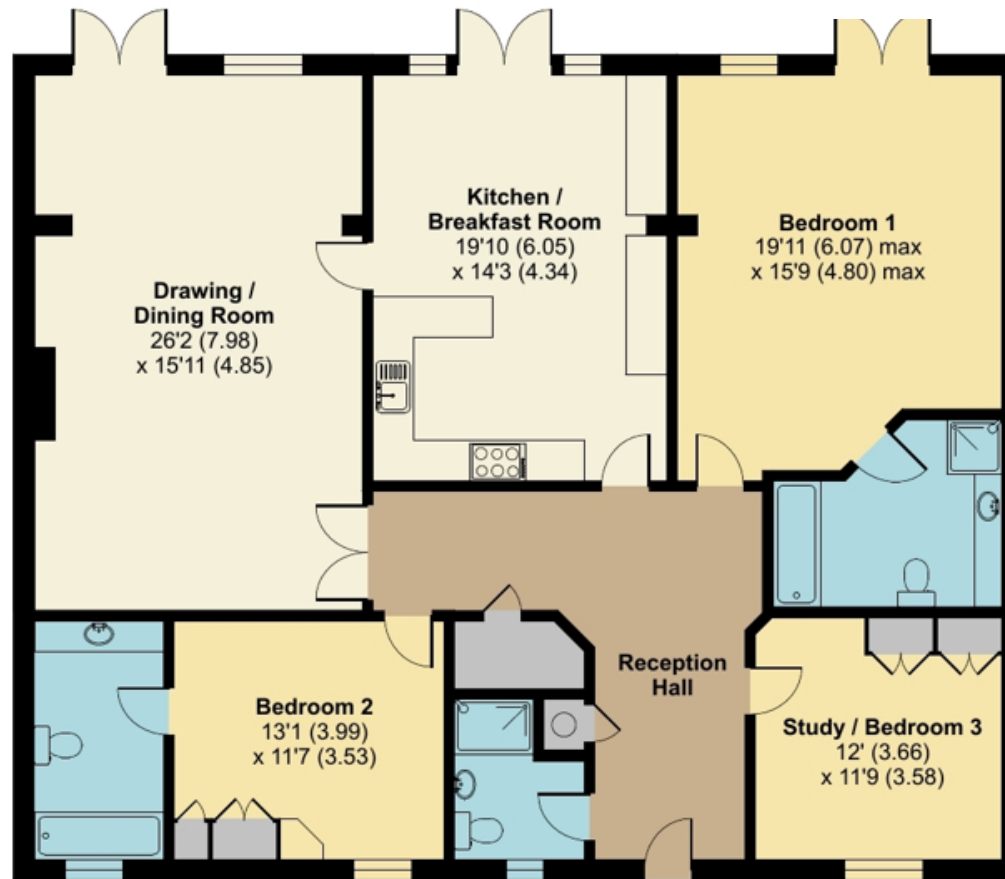
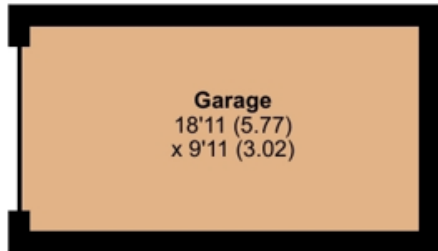
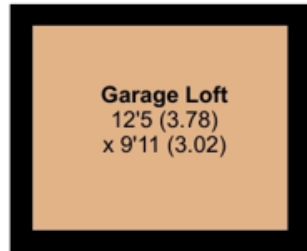
A few miles away, the M25 motorway at Reigate Hill (J8) gives access to the Nation's motorway network, bringing both Heathrow and Gatwick Airports, the Eurotunnel and coastal ports within easy reach.

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

2,123 SQ FT / 197.2 SQ M



GROUND FLOOR

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

Tenure: Share of Freehold
 Service Charge: £5,542.92
 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:

- Ground floor with private front and rear gardens
- Spacious drawing - dining room with limestone fireplace
- Designer kitchen with granite and appliances
- Bespoke fitted wardrobes to all three bedrooms
- Luxury bathrooms and shower room
- Lovely Southerly views over the garden and field beyond
- Large garage with ladder to loft space above
- Impeccably maintained and presented throughout
- 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.

