



One of Kingswood's finest country-house apartments

exclusive to

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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

A magnificent country-house apartment of almost 3,000 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 fine home is beautifully presented and is now available with no onward chain.

Guide Price £1,100,000

View by appointment please, arranged exclusively through Richard Saunders and Company
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- Entrance Lobby
- Reception Hall
- Cloakroom
- Drawing Room
- Library
- Dining Room
- Study
- Kitchen – Breakfast Room
- Utility Room
- Two Roof Terraces
- Principal Bedroom with Dressing Room and ensuite Bathroom
- Second and Third Bedrooms
- Guest Bathroom
- Garage 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.

Our client's apartment is arranged mainly over first and second floors at one end of The Pavilion, so it enjoys views and aspects to three sides made even more attractive by the two roof terraces. Spacious living rooms feature a classical stone fireplace and period style mouldings and joinery. The designer oak kitchen has granite surfaces, a fitted breakfast table and quality appliances. The study was fitted by Neville Johnson.

Three large double bedrooms are served by two luxury bathrooms. The principal bedroom has a dressing room and all three have wardrobes. The apartment has a wealth of storage including loft space as well as a useful loft above the large garage.

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.

Available with no onward chain. 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
3,203 SQ FT / 297.5 SQ M

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

Tenure: Share of Freehold
 Service Charge: £6,400 pa
 Local Authority: Reigate and Banstead Borough Council
 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:

- High ceilings and elegant interior features
- Classical stone fireplace and period style joinery
- Designer kitchen with granite and integrated appliances
- Two roof terraces with far-reaching views
- Three large double bedrooms with wardrobes
- Luxury bathrooms, dressing room and wealth of storage
- 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

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