



Exclusivity defined

exclusive to

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Kingswood

Kingswood Village 1 mile

London 17 miles

Reigate 4 miles

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

In the heart of the prestigious Eyhurst Park, a sought-after GROUND FLOOR APARTMENT with the benefit of its own private garden in addition to the 25 acres of parkland grounds. Created by Honeygrove in 1998, this good size apartment has been refurbished recently and is beautifully presented.

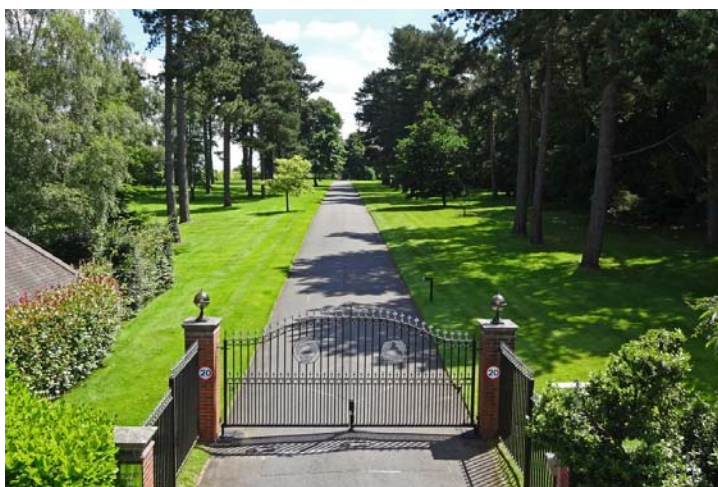
- | Reception Hall | Cloakroom
- | Drawing - Dining Room
- | Kitchen - Breakfast Room
- | Principal Bedroom with Ensuite Bathroom
- | Guest Bedroom with Ensuite Bathroom
- | Private Garden of some 20' x 45'
- | Garage with a Reserved Parking Space
- | Visitors Parking
- | Secure Cellar
- | Storeroom Some 25 Acres of Communal Parkland
- | Gated Entrance
- | Tennis Court | Fitness Suite

Price £850,000





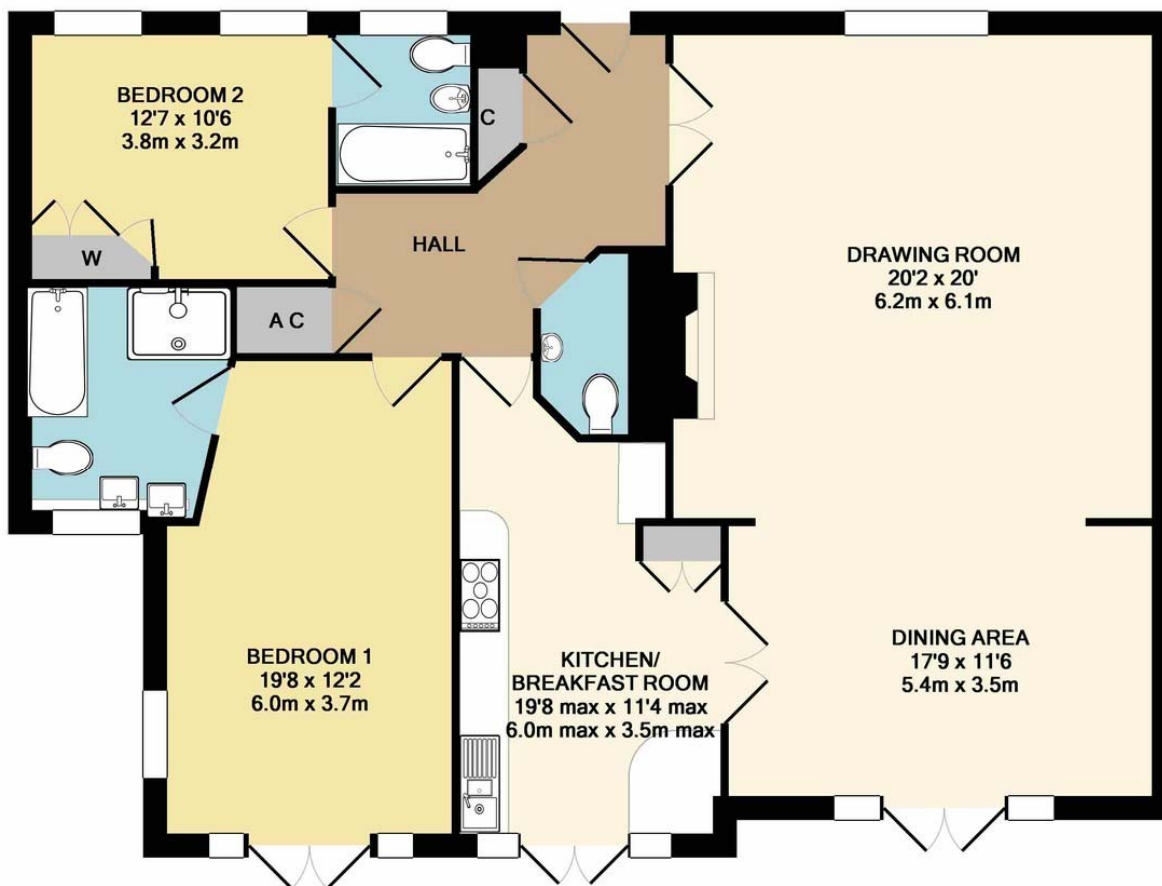
Apartments with their own private gardens are seldom available and this good size ground floor apartment has the advantage of a full-width terrace and garden in addition to Eyhurst Park's renowned parkland grounds. The apartment has a bright ambience with tall ceilings to its spacious drawing-dining room which, along with the kitchen – breakfast room have double doors leading out onto the terrace. Recently refurbished, this exceptional home is beautifully appointed.



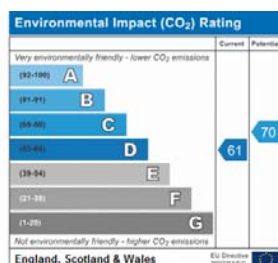
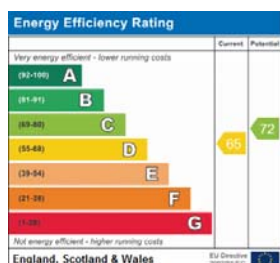
Approached over an impressive long driveway, Eyhurst Park is set between two golf courses, with outstanding views over its own formal grounds and meadow. Kingswood Village is around a mile away with its local shopping, restaurants, cafe and Kingswood Arms pub and station with reliable services to London. The M25 motorway at Junction 8 is within some 10 minutes' drive enabling swift access to both Heathrow and Gatwick airports. This location is also convenient for open countryside walks, golf courses and numerous sporting and cultural venues including racing at Epsom, Sandown Park and Lingfield and theatre at Epsom, Redhill and Croydon.

Over 1,400 sq ft of accommodation | Impressive Drawing - Dining Room | Period style fireplace | Designer fitted Kitchen - Breakfast Room | Integrated appliances and stove | Two ensuite Bathrooms, one with separate shower | Large Garage | Secure Cellar Store Room | Prestigious location | No Onward Chain





TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.7 SQ.M.)
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