



FINE & COUNTRY
Kingswood

Flat 3, Oakwood Hall
Eyhurst Park, Outwood Lane, Kingswood, Surrey KT20 6JP

Property at a glance

- First Floor Apartment With Private Balconies
- Two Double Bedrooms
- Two Modern Bath/Shower Rooms
- Double Aspect Kitchen & Breakfast Room
- Large Entrance Hall
- High Ceilings & Period Features
- Fitted Wardrobes In Both Bedrooms
- Garage In Block & Allocated Parking Bay
- Communal Gymnasium & Communal Tennis Courts
- Gated Development With Entryphone System & 25 Acres Of Communal Parkland

Setting

This wonderful 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.

£799,950 Share of Freehold

Flat 3, Oakwood Hall

Offered for sale is this stunning two bedroom apartment situated on the first floor, within a prestigious gated development and known locally for its enviable position amongst communal grounds of approximately 25 acres.

The apartment is extremely well appointed with high ceilings, period features and has access to balconies off the living room and both bedrooms. The accommodation comprises of a spacious entrance hall with storage cupboards and double doors from the entrance hall to a large sitting room with a feature fireplace, and patio doors onto a balcony. There is a large double aspect kitchen/breakfast room offering an extensive range of fitted units.

The master bedroom has fitted wardrobes to one wall, access to an en suite bath/shower room and patio doors onto the balcony. The second bedroom has built in wardrobes with patio doors onto the balcony, and a modern family bathroom.

Externally the property comes with a designated parking bay, a single garage with storage space above, a storage shed, access to a communal health suite and access to communal tennis courts. The apartment is approached by an impressive tree lined driveway leading to electronically controlled gates and an entryphone system.



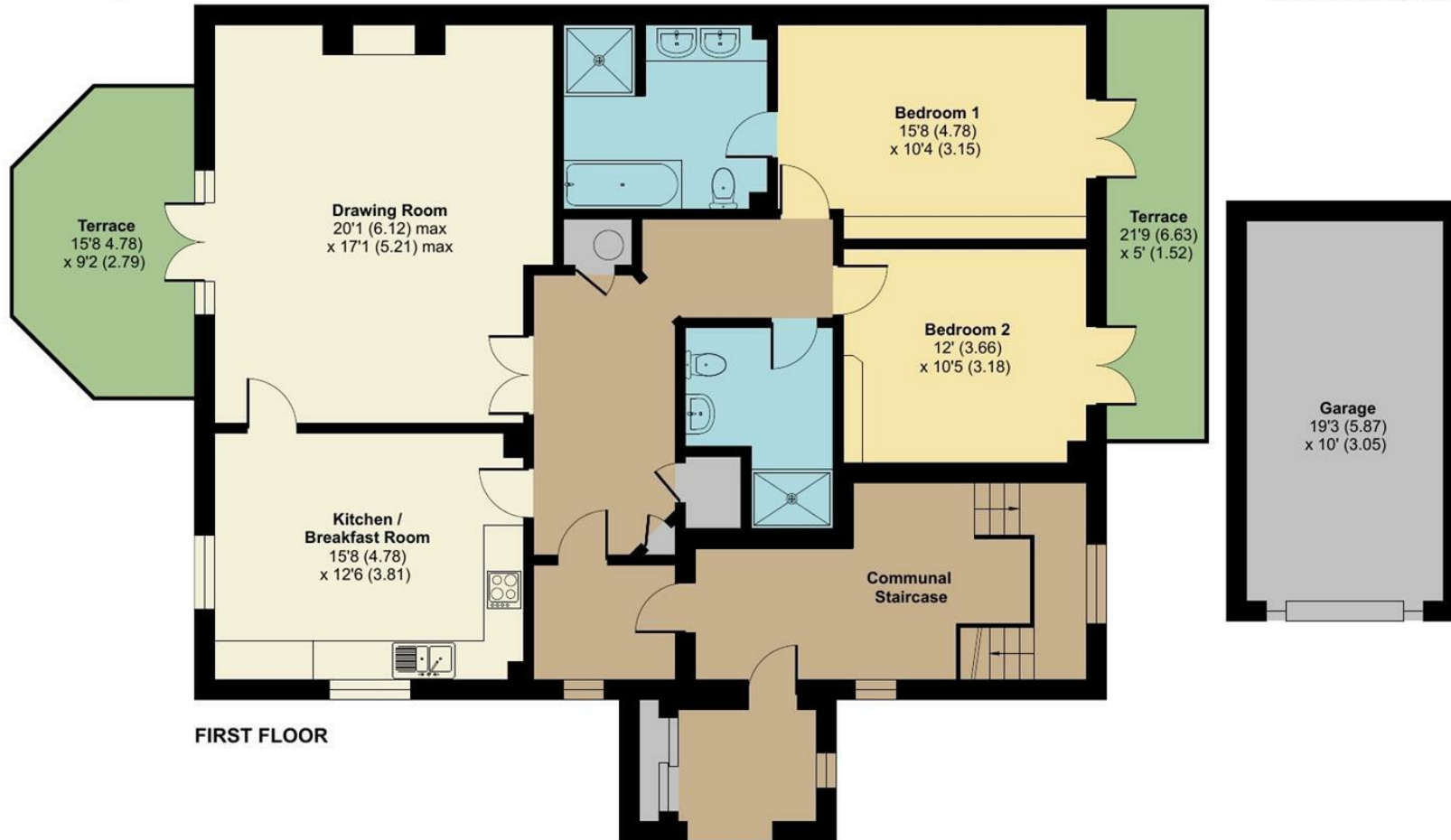
Eyhurst Park, Outwood Lane, Kingswood, KT20

Approximate Area = 1465 sq ft / 136.1 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1658 sq ft / 154 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1178352

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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