



FINE & COUNTRY
Kingswood

Eyhurst Farm House

Kingswood, KT20 6JS



Property at a glance

- II 14th century manor house
- II Approximately 5 acre plot
- II Gated main entrance
- II Seven bedrooms
- II Six bath/shower rooms
- II Reception hallway
- II Drawing room
- II Formal dining room
- II Family room/library 'A' truss exposed oak beams
- II Beautifully fitted kitchen/breakfast room
- II Utility room
- II Wine cellar
- II Games room
- II Gymnasium
- II Underground pool complex
- II Two cloakrooms
- II Study area with balcony







Eyhurst Farm House

Eyhurst Farm House comprises of seven bedrooms, including the original servant quarters suitable for bedrooms, independent relative or staff, four reception rooms, gymnasium, games rooms, superb kitchen/ breakfast room and fantastic underground swimming pool complex.

This substantial 14th century manor house is packed with period detailing and located within impressive grounds extending approximately 5 acres, with a private lake, paddocks and tennis court. Many original features remain that highlight the traditional character of the property including heavy oak beams, oak floors, some panelled walls and splendid open fireplaces.

Eyhurst Farm House perfectly combines the peace and quiet of country living with the benefit of easy access to all amenities - it's a home that carries its own style and personality. The property has a real sense of history about it that is very comforting and the views are breathtaking, an internal viewing is strongly recommended as a property of this calibre rarely becomes available.

Eyhurst Farm House can claim its heritage from as far back as the late 14th century when homes were built around a great hall, solar and a room for servants. Only someone of great wealth and status could afford such a home and it is very likely that this magnificent building could have witnessed some incredible events, as well as accommodated some remarkable people, including royalty. Located as it is near Kingswood it is possible that Eyhurst Farm House was originally a hunting lodge to be used by a medieval monarch and their entourage.

Although the house has been extended throughout the centuries, the last major renovation occurring around 150 years ago, Eyhurst Farm House continues to exude a sense of history. From the main staircase and into the upper level where the original beams can still be seen create, for the observer, a tremendous sense of awe and wonder.

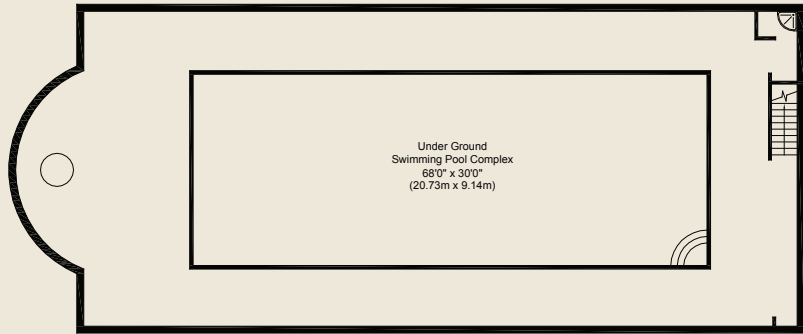
"How many homes can boast of such history or decoration?" asks Reg. "We've always felt privileged to be able to live here and share our own family history with such a long tradition. It's very much an olde-worlde type country house with plenty of space, both inside and outdoors, so that entertaining guests is pretty easy. It's a very welcoming and inviting home."

*"Indeed, the very walls themselves instil strength and confidence such as you can only experience with an historic property. We've spent almost 26 years here and have brought some areas up-to-date and more in tune with a contemporary lifestyle. We're particularly proud of the swimming pool, the entire area designed so that it imitates a temple on an island in the Aegean, but most importantly, underground so that there could be no visual impact upon the house. We've planted formal gardens around the front and side of the house with great success. Both the garden and the house have a more cohesive look now, grand but not imposing, and the rest of the garden is more given over for leisure and entertainment. The paddock is now a wild meadow and the lake is the perfect place to sit by and watch the wildlife all around you. It's the ideal way to leave the cares of the day behind you - a very tranquil and peaceful home."**

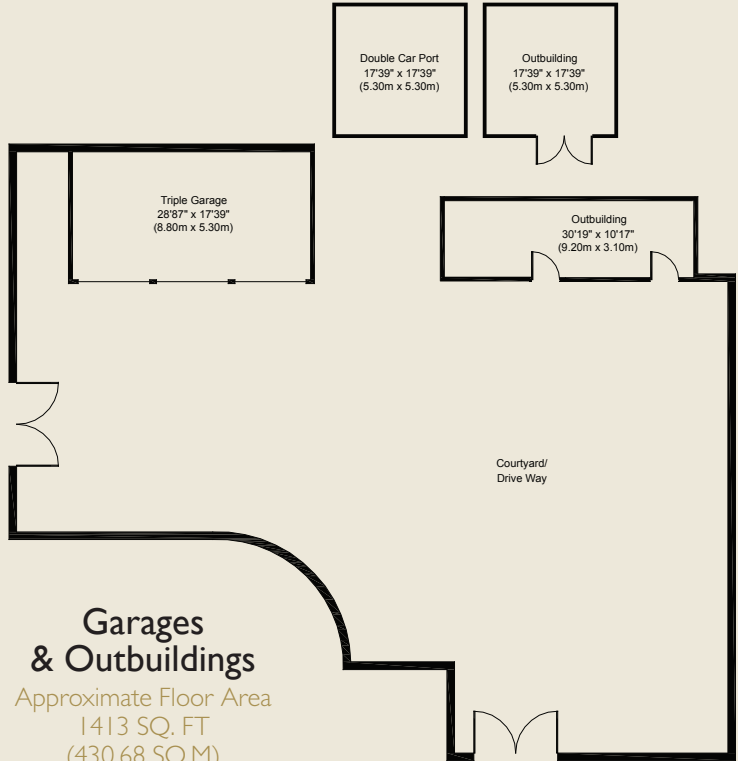
Reg and Maggie
Eyhurst Farm House

*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, and should not be relied on without verification and do not necessarily reflect the views of the agent.

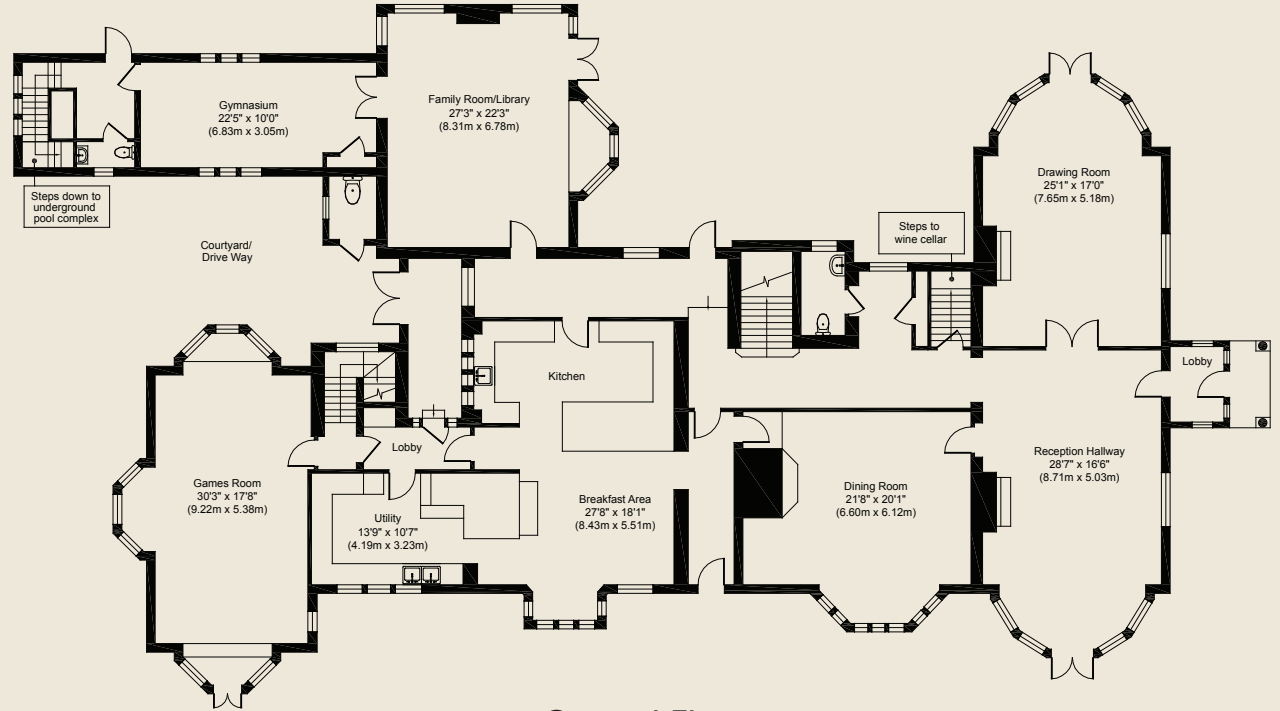




Swimming Pool
 Approximate Floor Area
 2023 SQ. FT
 (188.80 SQ.M)



Garages & Outbuildings
 Approximate Floor Area
 1413 SQ. FT
 (430.68 SQ.M)



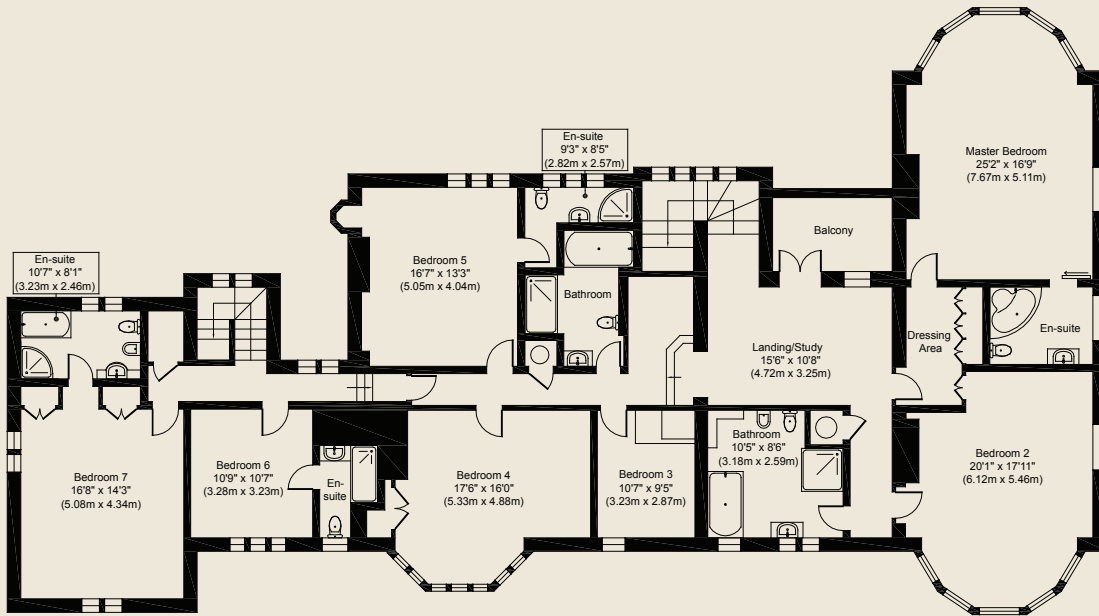
Ground Floor
 Approximate Floor Area
 3425 SQ. FT
 (320.00 SQ.M)

Total Approximate Floor Area (Including Garages & Outbuildings)
 9099 SQ. FT
 (1144.73 SQ.M)

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.



First Floor

Approximate Floor Area
 2238 SQ. FT.
 (208.00 SQ.M)





“We’re particularly proud of the swimming pool, the entire area designed so that it imitates a temple on an island in the Aegean, but most importantly, underground so that there could be no visual impact upon the house.”

Property features

- ▮ Extensive gated driveway
- ▮ Triple garage
- ▮ Double garage
- ▮ Impressive wide oak staircase
- ▮ Servants staircase
- ▮ Georgian columned entrance porch
- ▮ Heavy oak beams
- ▮ Louis 16th fireplace
- ▮ Inglenook fireplace
- ▮ Stained glass windows dated 1679 and 1681
- ▮ Master bedroom with Adam style fireplace, jacuzzi en-suite and breathtaking views
- ▮ Beautiful bay windows
- ▮ Magnificent grounds
- ▮ Large expanse level lawn
- ▮ Private lake
- ▮ Temple with views over the lake and grounds
- ▮ Tennis court
- ▮ Walled gardens
- ▮ Outbuildings
- ▮ One acre paddocks (included in total acreage)
- ▮ Bore hole with irrigation system





The History of Eyhurst Farm

The name Eyhurst is derived from Iw Hurst meaning Yew wood. It originated as a major property of Chipstead Manor and it has been suggested that it may represent the estate mentioned in the Domesday Book as 'Orde' held by Richard of Tonbridge. In the late 14th century the estate was held by Thomas Holby and then passed to Hugh Quetch, Knight of the Shire (or Member of Parliament) in 1388.

In 1788 it was occupied by Edward Cuffley and by 1791 Tobert Stone is found paying rent of £65 per annum for the farm. During its history, papers in the Hylton Manuscripts show that Sir William Joliffe sold the estate to Thomas Alcock in 1843. It is reputed that Eyhurst was the weekend hunting lodge of Edward VII, Prince of Wales.

Directions

From Junction 8 of the M25 proceed in a northerly direction on the A217 Brighton Road through Lower Kingswood and at the third roundabout turn right into Bonsor Drive (B2032). At the 'T' junction turn right into Waterhouse Lane, continue along this road into Outwood Lane. The road bears to your left and on the right is the Eyhurst Park Development. Eyhurst Farm is the next turning on the right hand side.



Location

Eyhurst Farm House is situated within a short drive to the village of Kingswood which provides a good parade of local shops, post office and restaurants, including The Kingswood Arms and Boscoreale. For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. There are also a wide range of restaurants. Larger towns include Epsom and Sutton.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour, and Kingswood Primary. Whilst further schooling including Dunottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. Sports facilities include two golf courses (Kingswood, Surrey Downs and RAC Club in Epsom), tennis, football, bowls and sports clubs.

In terms of transportation, Kingswood Station 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.



Fine & Country Kingswood The Estate Office, Woodland Way, Kingswood, Surrey, KT20 6HS

Tel: +44 (0)1737 361014

Email: kingswood@fineandcountry.com

Web: fineandcountry.com

Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY
Kingswood