



Impressive home set in an exclusive private location

Oak House, Eyhurst Spur, Kingswood, Surrey KT20 6NS



- Principal bedroom suite with fitted dressing room and south-facing balcony
- Charming secluded gardens with Bluebell Wood
- Large second-floor Games/Media Room/Gym

Local information

Located in Kingswood Warren which has long been one of Surrey's most sought after private estates. The estate, comprises a number of established wide avenues predominantly lined with large family homes, set within spacious grounds and mature private and communal gardens and benefits from its own Golf club and the village and station are near by. The village offers a range of traditional local shops, cafes and restaurants. Excellent sport and leisure facilities are also available in the local area, including riding stables, several fine golf courses, the Kingswood Estate's own golf club and the renowned RAC Woodcote Park Country Club.

About this property

This magnificent family home was individually designed and built by Garrick homes in 2010, arranged over three floors to create around 7,055 sq ft of adaptable living accommodation. The property has been lovingly maintained from new by the current owners and offers a great blend of contemporary style with classical touches. The fantastic sweeping oak staircase and entrance hall really sets the scene whilst giving access to all the principal rooms on the ground floor. A particular feature on this floor is the open plan kitchen/breakfast room with Orangery perfect for entertaining. The dining room offers fine views to the front of the house. The double aspect drawing room has doors onto the gardens and a beautiful

traditional fireplace. The ground accommodation is completed with a well fitted study/library plus a family room and a useful utility room and cloakroom. There is a charming bright galleried landing to the first floor. The principal bedroom has a beautifully fitted dressing room with en suite and a south facing balcony. Bedrooms two and three are complete with fitted wardrobes and en suites, bedroom four and the family bathroom complete this floor. To the third floor there is a fifth bedroom, media room/gym also ideal for a sixth bedroom and a family bathroom. The house is approached by private electric gates and the frontage allows parking for several cars in addition to the triple garage. Across the rear of the house the terrace provides great space for enjoying the southerly aspect and views over the garden and woodland beyond. Sweeping Haddonstone steps lead to the lawn and an oak Woodland smothered with bluebells in the Spring. There is also a secluded and ornamental walled courtyard to the side. There is an extensive storage basement with potential, subject to relevant consents, for conversion to games-room or other uses.

Viewing

Strictly by appointment with Savills







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Kingswood KT20

Approximate Area = 6961 sq ft / 646.7 sq m (includes garage)

Limited Use Area(s) = 94 sq ft / 8.7 sq m

Total = 7055 sq ft / 655.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Richard Saunders. REF: 617453

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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