

Mark Coysh
GUIDING YOU HOME

15 The Knolls, Epsom, KT17 3ND
Guide price £1,250,000

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OFFERED WITH NO ONWARD CHAIN – VACANT POSSESSION.

A stunning example of a Neo-Georgian detached family home, nestled on a bold corner plot in a quiet cul-de-sac just minutes from the world-famous Epsom Downs Racecourse.

A commanding front door opens into a wide entrance hallway featuring beautifully maintained parquet flooring, access to a downstairs W.C., and a deep storage cupboard. The ground floor footprint has been extended to provide a breathtaking, open-plan kitchen/dining/family room. This space boasts huge sliding retractable doors, remote-controlled blinds, natural stone work surfaces, a central island/breakfast bar, space for a range cooker, ample storage, skylight windows, and heated tiled flooring. The ground floor continues into a triple-aspect living room with a cosy wood-burning stove and Crittall-style patio doors leading to the garden, as well as a home office that could easily serve as a fifth ground-floor bedroom.

Upstairs, a bright, sweeping landing leads to four generously proportioned bedrooms, including a lavish en-suite to the principal bedroom and a luxury, modern family bathroom. All bedrooms benefit from fitted wardrobes, and there is access to a vast loft space.

The sunny, secluded garden features a good-sized lawn, two paved patio seating areas, a selection of trees, and well-maintained fenced, brick, and hedged borders, along with rear access to the generous double garage. To the front of the garage, a brick-paved driveway provides ample off-street parking.

















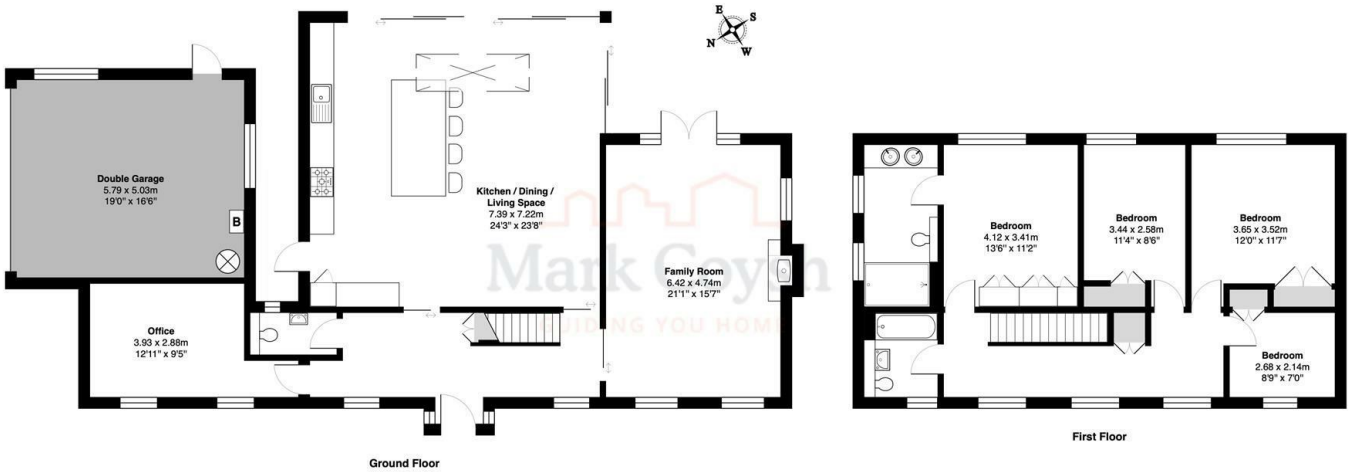








The Knolls offers access to some of Surrey's most sought-after state and independent schools. The area is highly connected, with the A240 and A217 linking directly to Junction 8 of the M25 for easy travel to both Gatwick and Heathrow airports. Recognised as an Area of Outstanding Natural Beauty, the property is surrounded by abundant green spaces and woodlands perfect for walking, running, and cycling. Nearby stations also provide excellent commuting options into London.



The Knolls, Epsom

Total Area: 222.5 m² ... 2395 ft²

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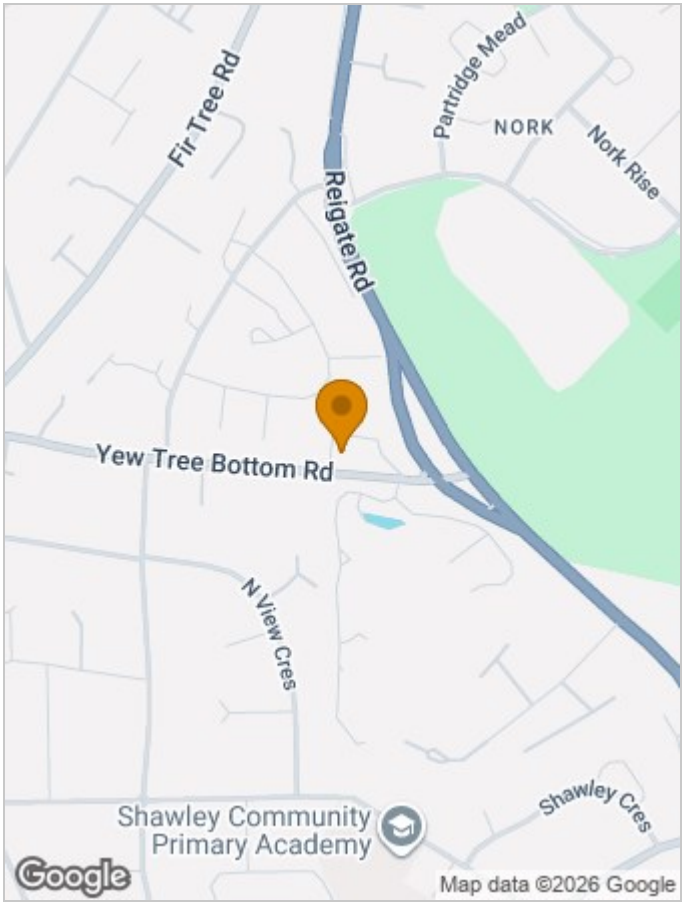
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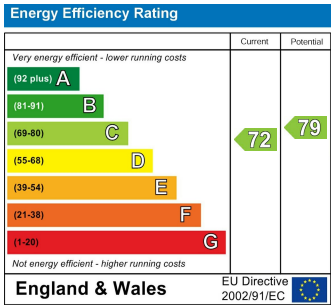
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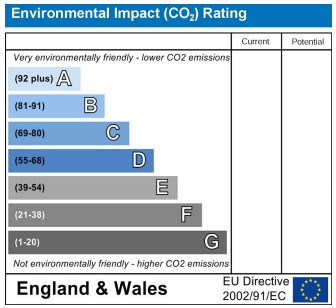
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