

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

67, Downs Wood
Epsom
KT18 5UJ

An attractive four/five-bedroom detached family home set in arguably the most sought after road on Epsom Downs, offering stylish modern living with retained character, all within easy reach of excellent schools, shops, open spaces, and direct rail links to London.

£1,250,000



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- Four/Five Bedroom detached family home
- Bespoke hand made in frame open plan kitchen/family room
- Private driveway and 200 ft rear garden
- Excellent transport links to London
- Prime, quiet road on Epsom Downs
- Multiple reception rooms and luxury bathrooms
- Detached garden studio/gym with sauna hot tub area
- Viewing by Appointment Only





PROPERTY DESCRIPTION

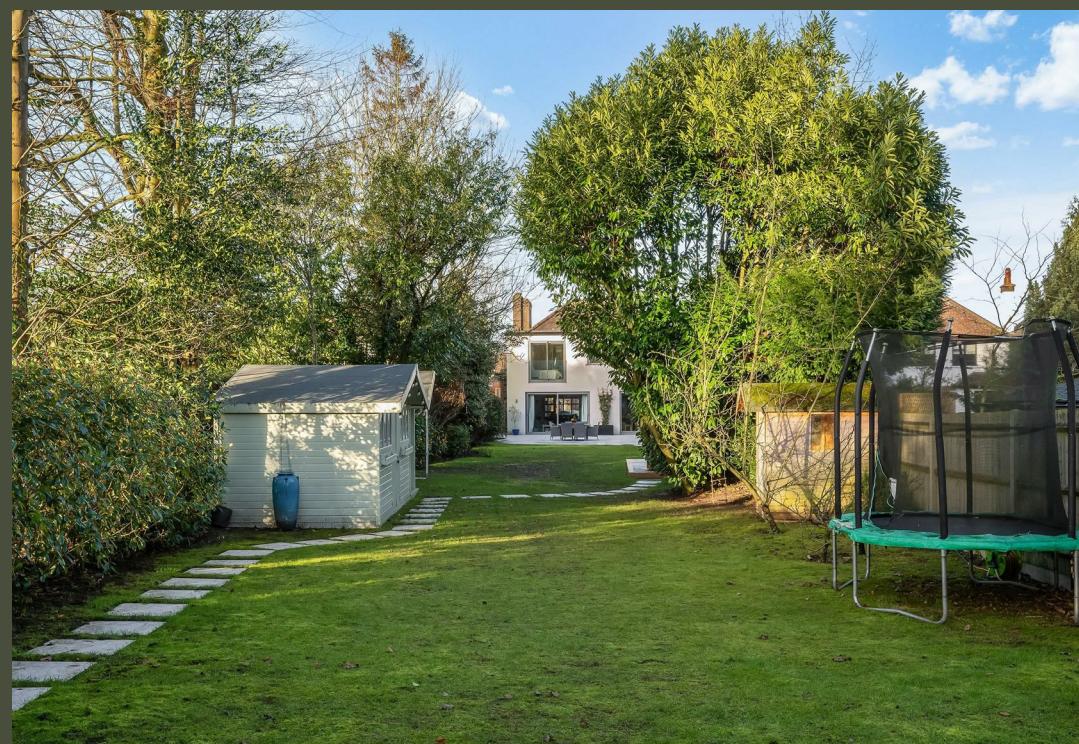
It is always a great pleasure to return to a home that you sold in previous years and see what the new owners have done. With this property the change is dramatic, almost unrecognisable; at other times, the footprint remains largely the same but has been reconfigured and restyled in a way that preserves the essence of the original home while elevating every element, creating a property perfectly suited for both the present and the future.

And so it is with this attractive four/five-bedroom detached family home, located in one of the most popular residential backwaters on the Epsom Downs. Set back behind its private, resin-bonded driveway, the property offers the perfect combination of charm and modern, stylish living. A classic 1930s hallway welcomes you and leads directly to all the main ground-floor areas, including three reception rooms, a recently fitted shower room, and the newly created open-plan kitchen/family room. To the first floor is an impressive landing, a main bedroom with a Juliette balcony, dressing area, fitted wardrobes and a luxury en-suite bathroom, a second bedroom with en-suite facilities, and two further double bedrooms served by a modern family bathroom.

The property benefits from double glazing throughout, including newly fitted aluminium windows across the entire rear elevation in recent years, gas-fired central heating via radiators, and recently created and fitted luxury kitchen and bathroom suites, all presented with a stylish interior throughout. To the rear is an extensive porcelain patio with two newly decked areas leading onto a large, well-established garden extending approximately 200 feet, featuring a recently constructed detached studio measuring approximately 18 ft by 15 ft, along with a dedicated hot tub area and a separate garden store.









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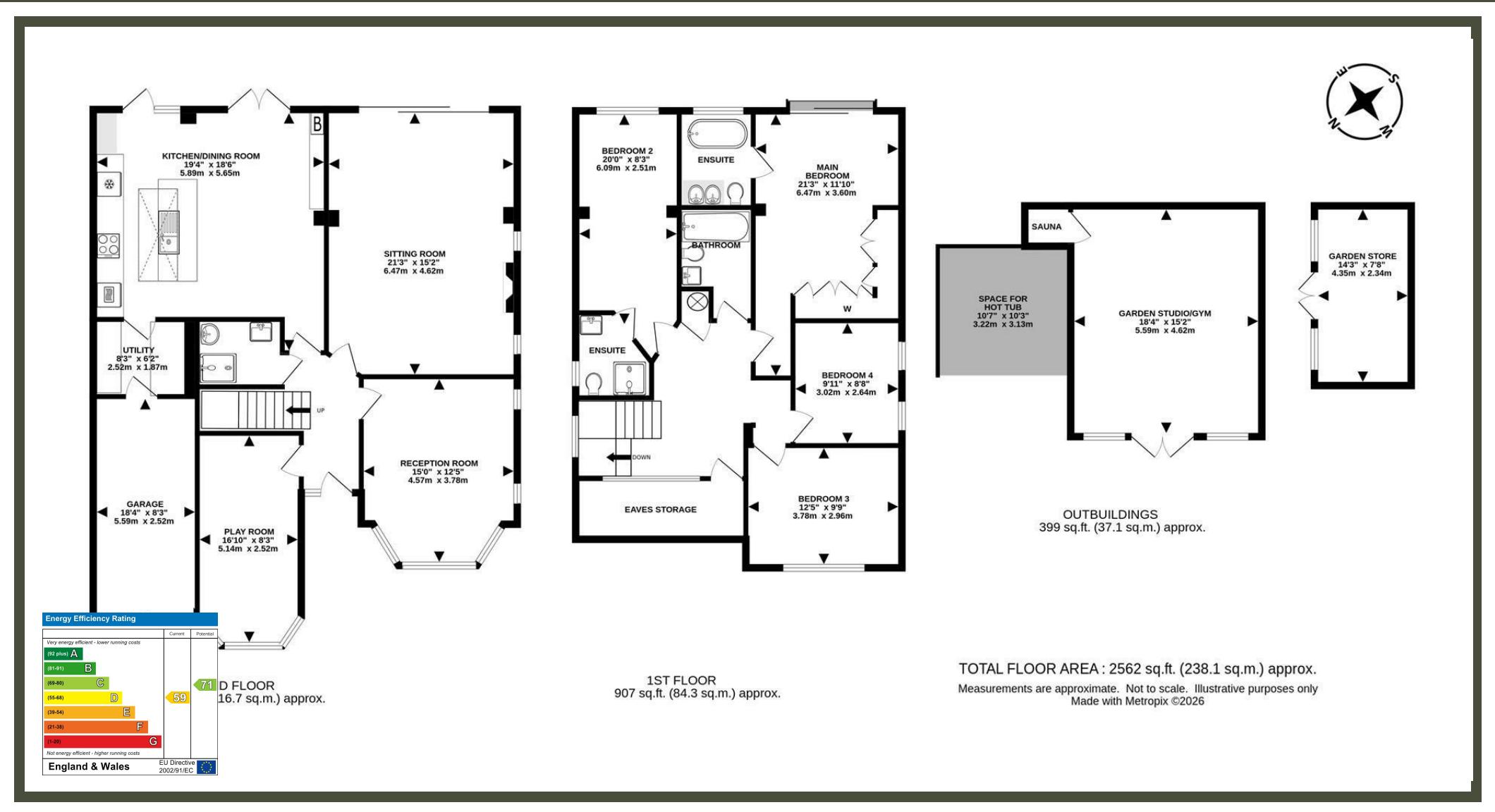
Downs Wood is a highly sought-after road, situated within a five-minute walk of the open spaces of Epsom Racecourse, home of the famous Epsom Derby. The Tattenham Corner parade of shops is within walking distance and includes a small supermarket, pharmacy, doctor's surgery, library, and a selection of restaurants. Recreational facilities include Tadworth Sports Centre, as well as the friendly Downs Wood Tennis Club located at the end of the road. Epsom town centre is a short drive or bus journey away and offers an extensive range of shopping and leisure facilities.

The area is well served by railway services from Tattenham Corner and Epsom Downs stations, providing direct routes to London Victoria and London Bridge. Local bus services operate to Epsom, Sutton, Banstead, Redhill, Reigate, and Croydon. There are also a number of excellent local schooling options in both the state and private sectors, including Rosebery and Glyn Schools (both Ofsted-rated 'Outstanding'), as well as Chinthurst and Aberdour Preparatory Schools, Epsom College, and City of London Freemen's School.

This truly is a home from home, and it is our pleasure and privilege to once again be entrusted with finding its next owner. If you have any questions or would like us to arrange a private viewing, please do not hesitate to contact us.

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67, Downs Wood

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D

COUNCIL: Reigate & Banstead
TAX BAND: G

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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT