

Kennedys'

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21, Shawley Way
Epsom
KT18 5NZ

There are iconic houses in every neighbourhood, ones that command your attention and stick in your memory. For me, The White House is one of these houses, with its unusually wide frontage making an impression on me since I was young.

£1,150,000



4



4



2



4+



- Substantial detached family home
- Corner plot
- Double Garage
- Less than a mile from Tattenham corner Station and shops
- Flexible accommodation
- 4/5 Bedrooms
- Ample off road parking
- South-westerly garden
- Well situated for access into Epsom, Nork, Banstead & Sutton
- Viewings by appointment only



PROPERTY DESCRIPTION

The impressive qualities of this 5-bedroom detached family home extend beyond the frontage; inside an open and flowing layout provides space and light and plenty of quiet corners for home working or unwinding.

As you enter through the front door, you are straight into a vast open space that fills the midsection of the ground floor, acting as a family room, dining room, and passage through to the rest of the ground floor. Original parquet flooring and period fireplaces act as a nod to the house's origins, though the current owners have made a number of changes to make the space as usable and relevant today as ever. The kitchen is generously laid out; hardwood units surround a large central island, with a store/larder, utility room, and internal access to the garage all coming off the main room for a perfect balance of form and function.

The other end of the house on the ground floor contains a number of additional reception rooms including a large sitting room, a home office (with en-suite shower room making it a potential ground floor bedroom) and the garden room.

Upstairs, the main bedroom sits at the southern end of the house, with a small dressing room that leads through to the en-suite; the room itself is dual aspect, providing tonnes of natural light. There are three further bedrooms on the first floor, with a family bathroom and a separate W/C.

Outside, the frontage is vast due to its corner plot location, with plenty of parking off road as well as front lawn and established hedging. The rear garden is a south-westerly sun-trap, with a few outbuildings to provide shade and seclusion.







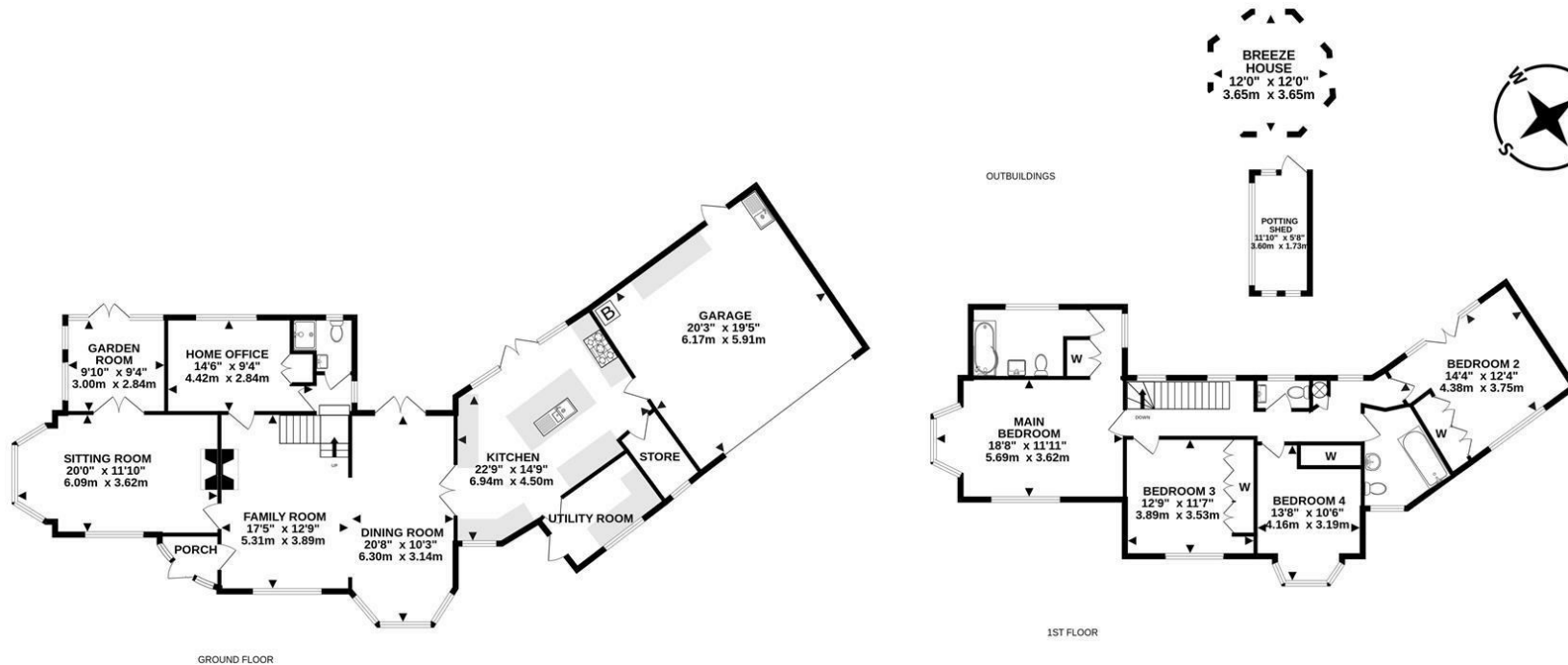


PROPERTY DESCRIPTION

Shawley Way is a highly sought-after road, situated walking distance from 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 Freeman's School.

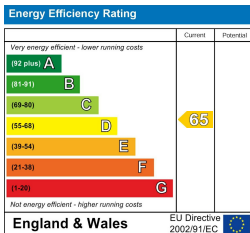
This truly is a home from home, and it is our pleasure and privilege to once again be entrusted with finding its next owner. If you have any questions or would like us to arrange a private viewing, please do not hesitate to contact us.



MAIN HOUSE 211.9 SQ.M (2281 SQ.M) GARAGE AND OUTBUILDINGS 53.2 SQ.M(573 SQ.FT)

TOTAL FLOOR AREA : 2854 sq.ft. (265.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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 And Banstead
TAX BAND: G

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