

£1,050,000

Freehold

- Stunning character home
- Offering 2357 sq ft of space
- Five generous bedrooms
- Three reception rooms
- Kitchen/dining/family room
- Laundry room & d/s cloakroom
- Jack & Jill bathroom & further bathroom
- Ample driveway & detached double garage
- Large secluded rear garden
- Moments from Priest Hill nature reserve

Offering 2357 sq ft of flexible accommodation and enjoying a truly fantastic position opposite the Preist Hill Nature Reserve, this spacious and attractive character home is just a short distance away from Ewell East station as well as Banstead Village, Cheam Village, the market town of Epsom and the historic Ewell Village too.

The charm, position and characterful features including high ceilings present the ultimate first impression, with the property enjoying a great amount of natural light throughout, and the perfect opportunity to create your dream family home set within this fantastic location.

The position within Banstead Road is truly enviable, with the property itself enjoys a welcoming and homely feel the moment you step into the entrance hall. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this location will be a very difficult task indeed.



To say that this property offers genuine flexibility of space is an understatement, with it's three generous reception rooms, impressive kitchen/dining/family room and laundry room incorporating a cloakroom, the ground floor really delivers.

On the first floor is the principal bedroom that links to a generous Jack and Jill bathroom and the fifth bedroom which could also be utilised as a dressing room. There is a generous guest bedroom on this floor too and the family bathroom. On the top floor there are two further large double bedrooms that enjoy pleasant elevated views of the surrounding area.

The secluded rear garden enjoys genuine privacy with mature borders, large lawned areas and three paved patio areas that are positioned to catch sun throughout the day. There is access to the front of the property via a side gate and a generous driveway to the front, with the detached double garage set to the rear of the plot which can be accessed via a private driveway.

From a practical point of view, the location of this home is great. Ewell East railway station is just 0.6 of a mile away which is generally a 11 minute walk and provides regular links to London Victoria & London Bridge. There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the open green spaces it enjoys.

Priest Hill Nature Reserve is a wonderful open space that is just across the road and is managed by The Surrey Wildlife Trust and there are also open fields behind the property too which link to the periphery of Cuddington & Banstead Downs golf courses with pleasant woodland walks.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold Council tax band - F













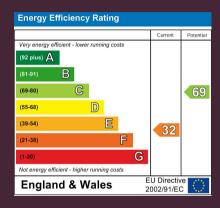












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