



Ewell Downs Road, Epsom

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Impressive 0.24 of an acre plot
- Set within an exclusive gated private road
- Secluded Southerly facing 75ft x 65ft garden
- Huge potential to extend STPP
- 2098 Sq Ft of accommodation in total
- Spacious and flexible detached family home
- Four double bedrooms & two receptions
- 56ft x 45ft frontage with carriage driveway
- Detached garden room & 34ft garage
- Close to station & excellent school catchment



Located within one of the most desirable premier gated roads in Epsom and enjoying a truly wonderful position, this detached family home sits on 0.24 of an acre and offers significant potential to personalise with huge extension possibilities STPP, allowing the new owners to create their dream home that mirrors the superb location.

The rear garden enjoys the most coveted of aspects, facing Southerly and measuring 75ft x 65ft with incredible privacy and seclusion from neighbouring homes. There is a detached, air conditioned studio/summer house at the rear of the garden which offers a tranquil position to relax or work from and a 65ft x 40ft frontage with carriage driveway and 34ft garaging too.

The property is just a 0.4 miles walk from the back gate of the coveted Wallace Fields Infants and Junior school, and a 10 minute walk from East Ewell railway station with regular links to London Victoria. The practical position within the road coupled with the aspect of the garden make this is an extremely rare opportunity for which early viewing is strongly advised to avoid disappointment.

The property offers incredibly flexible accommodation laid out over two floors with a spacious entrance hall that provides a truly welcoming feel with access to the generous living room with sliding doors perfectly framing the view and providing direct access to the garden.

The dining room links to the central kitchen and adds to the practical layout of this home. The ground floor is completed by two double bedrooms and the family shower room.

On the first floor the impressive accommodation continues with a galleried landing, two generous double bedrooms that are both served by the family bathroom and ample built-in storage.

However, as previously mentioned, there is the possibility to customise and extend this home to create your dream home which is a true rarity in this private location. In fact, the plot has such width that we feel a client could potentially double the size of the existing property (subject to the usual planning consents).

The property sits on a private/gated road within walking

distance of two mainline (Zone 6) stations with connections to Waterloo and Victoria. The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a few.

Additionally the close proximity to the prestigious RAC Golf & Country club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick.

Walking around the property the amount of natural light and further potential to extend it offers is immediately evident. Here at The Personal Agent, we cannot think of any comparable properties that offer quite as much as this home, balanced with such an amazing location but still so central to everyday convenience.

Tenure - Freehold
Council tax band - G



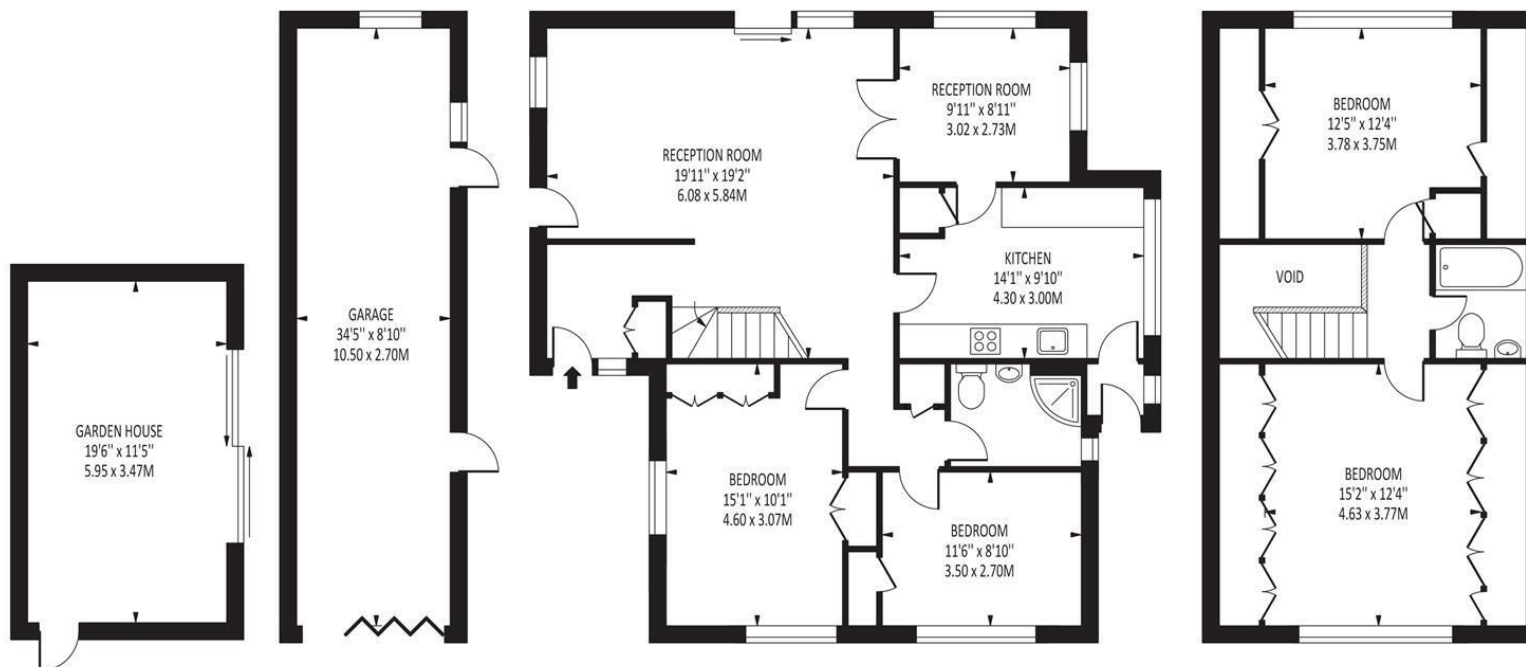


The **PERSONAL** Agent



Ewell Downs

Total Area: 2098 SQ FT • 194.88 SQ M
(Including Garage, Garden House & Excluding Void)
Garage Area : 305 SQ FT • 28.35 SQ M
Garden House Area : 222 SQ FT • 20.65 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

