



Sandy Mead, Epsom

The **PERSONAL** Agent

Guide Price £535,000

Leasehold

- Offered for sale with no chain
- Exclusive gated Harvey Court setting
- Stunning Victorian mews conversion
- Over 1,278 Sq. Ft. of accommodation
- Impressive 18ft x 16ft living room
- Spacious 18ft kitchen/dining room
- High ceilings & sash style windows
- Principal suite with large ensuite
- Two allocated private parking bays
- End of terrace with private entrance

Located within the highly regarded Clarendon Park development, The Personal Agent are proud to offer this truly exceptional converted mews house, enjoying over 1,278 sq. ft. of beautifully balanced accommodation and offered to the market with no onward chain.

Forming part of the sympathetic conversion of the former Victorian administration building, originally redeveloped in 2000, this unique home perfectly blends period character with modern living. Positioned in an enviable end-of-terrace setting and benefitting from its own private front door, the property enjoys an added sense of privacy and individuality that is rarely found within developments of this nature.

Harvey Court itself is one of the most sought-after gated enclaves within Clarendon Park, surrounded by mature communal parkland-style gardens that create an incredibly peaceful and picturesque environment, feeling far removed from day-to-day life.

Internally, the property immediately impresses with its scale, natural light and excellent flow of accommodation. High ceilings and attractive double glazed sash windows enhance the sense of space throughout, flooding the home with natural light and perfectly complementing the character of the original Victorian facade. In our view, this is one of the largest and best configured



two-bedroom homes within the development.

At the heart of the property is the stunning 18ft x 16ft living room, an elegant and inviting space that effortlessly combines formal entertaining with comfortable everyday living. Double doors open directly onto a private patio terrace, creating a seamless connection between inside and out and providing a wonderful setting for relaxing or entertaining guests.

Complementing this perfectly is the impressive 18ft kitchen/dining room, offering extensive workspace, integrated appliances and ample room for dining, making it a genuine social hub of the home.

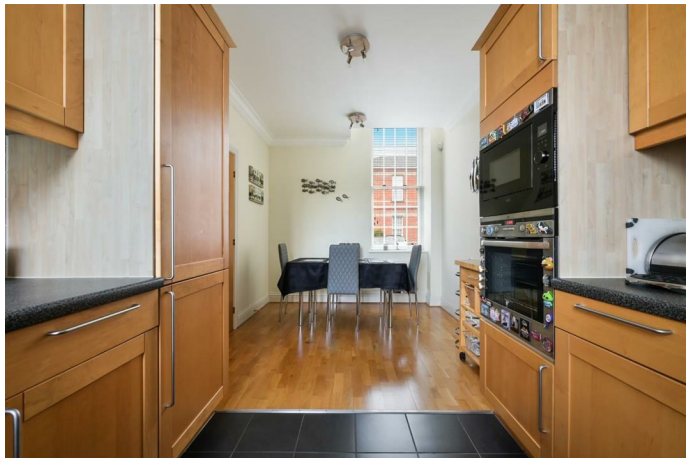
The bedroom accommodation is equally impressive. The principal bedroom measures an exceptional 18ft in length and is served by a large ensuite shower room, creating a luxurious retreat. The second bedroom is also a generous double room and is positioned alongside the well-appointed family bathroom, making the layout ideal for guests, downsizers or those working from home.

One of the defining characteristics of these mews homes is the abundance of built-in storage, and this property is no exception. Further practical benefits include downstairs cloakroom, two allocated parking spaces and the security and exclusivity afforded by the gated development.

The mature communal grounds that surround Harvey Court are a particular feature of the development, with beautifully maintained gardens, an abundance of wildlife and even regular visits from fawn deer, all contributing to the tranquil atmosphere that makes Clarendon Park so special.

Despite its peaceful setting, the property remains exceptionally convenient. Horton Arts Centre and local bus routes are just moments away, whilst Horton Country Park, with its bridle paths, protected green open spaces, nearby golf course and David Lloyd leisure centre, is within easy walking distance. Ewell West railway station (Zone 6) is approximately one mile away.

Tenure – Leasehold
Length of lease remaining – 974 years
Annual ground rent – £402.00
Annual service charge – £3,474.00
Council tax band – D





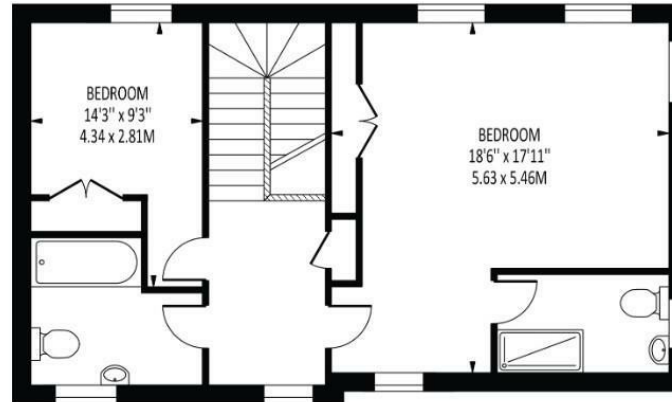
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Harvey Court

Total Area: 1278 SQ FT • 118.77 SQ M



GROUND FLOOR



FIRST FLOOR

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

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