



Bracken Path, Epsom

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Heart of Stamford Green Conservation Area
- Steps from green, pond & nature reserve
- Walk to town centre & mainline rail
- Three generous double bedrooms
- 23ft open plan kitchen/diner
- 18ft bay-fronted living room
- French doors opening to garden
- Private drive & detached garage
- In catchment of Ofsted Outstanding schools
- No onward chain & extension scope

Tucked away within the very heart of the Stamford Green Conservation Area, this beautifully positioned home enjoys one of the most enviable settings in Epsom. Just moments from the open green, two traditional public houses, the picturesque duck pond and a designated nature reserve, the property is surrounded by hundreds of acres of ancient woodland, bridle paths, peaceful walking routes, and extensive cycle routes, yet remains wonderfully practical for modern life.

Approached via a private driveway, the house makes an immediate impression. A mature wisteria adorns the front elevation and, each May, bursts spectacularly into colour, transforming the property into a truly striking and memorable home within this characterful setting.

Offered to the market with no onward chain, the home itself mirrors its exceptional location. Thoughtfully arranged and well balanced, the accommodation is ideal for families, downsizers and professionals alike.



At the centre of the home is a striking 23ft kitchen/dining room, an impressive and sociable space perfectly suited to everyday living and entertaining and housing a beautiful and stylish Boffi kitchen. The elegant 18ft bay fronted living room is bathed in natural light and features French doors that open directly onto the garden, creating a seamless connection between indoors and out. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three generous double bedrooms, all well proportioned, alongside a modern four piece family bathroom designed with both style and practicality in mind.

Outside, the property continues to impress. The low maintenance garden is located to the side of this home and offers privacy and ease, while a separate secluded courtyard provides a true sun trap due to its Southerly aspect, making it an idyllic spot for morning coffee or evening relaxation. A private driveway and detached double garage add rare practicality for this highly desirable setting.

For those looking to create additional space, the property also presents exciting potential to extend (STPP), with scope to link the main house to the garage and enhance the accommodation further if required.

Living here means becoming part of a close knit community surrounded by the natural beauty of Stamford Green. Enjoy strolls around the duck pond, discover hidden bridleways through ancient woodland, or unwind at one of the two charming local pubs just a short walk away.

Despite the peaceful setting, you're just a 12 minute walk from Epsom town centre and its mainline station, with direct links into London Waterloo, Victoria and London Bridge. Highly regarded primary and secondary schools, Horton Country Park, and the David Lloyd leisure centre are also within easy reach, making this an exceptional location that blends countryside calm with everyday convenience.

Tenure: Freehold
Council Tax Band: F





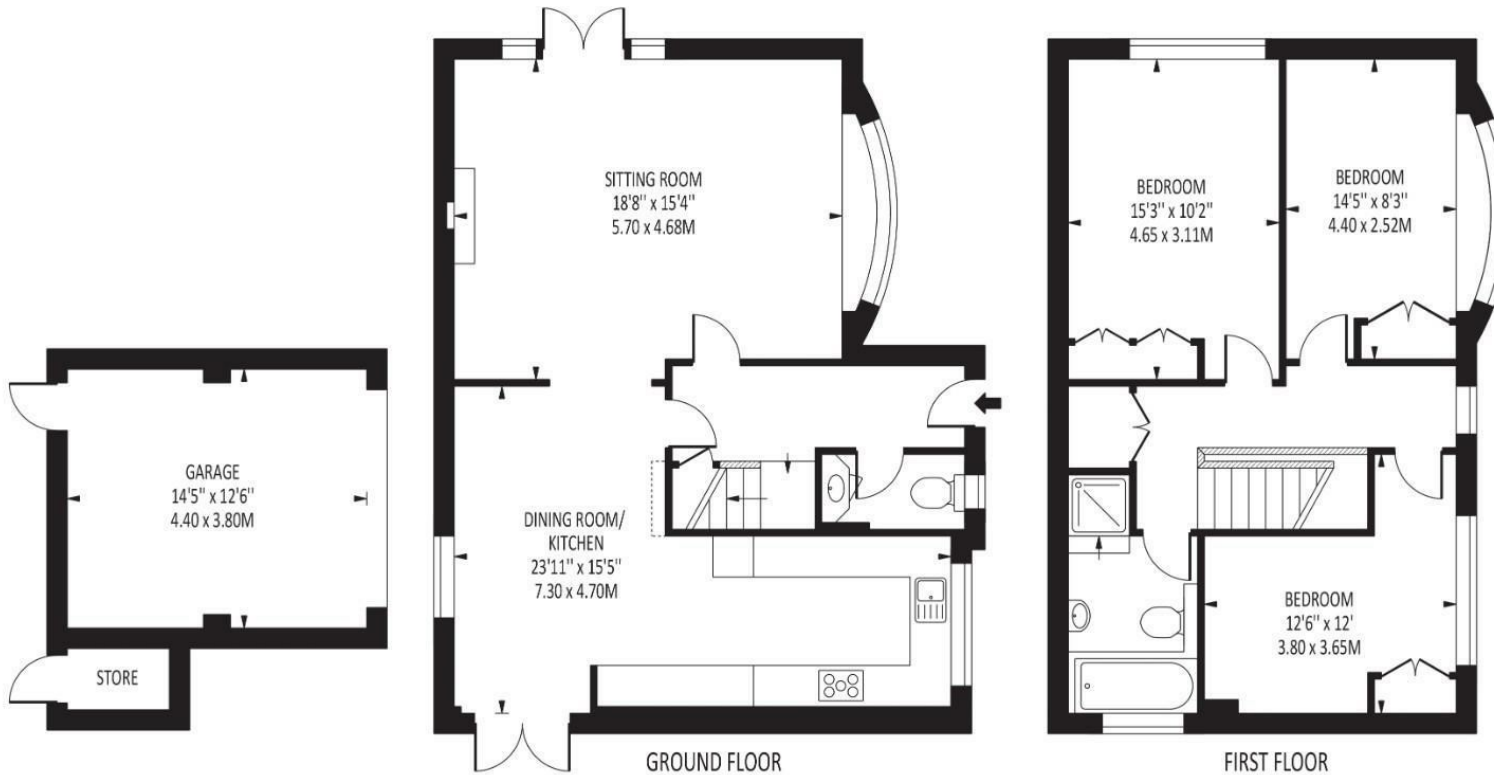
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Total Area: 1485 SQ FT • 137.97 SQ M

(Including Garage & Store)

Garage & Store Area : 195 SQ FT • 18.07 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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