



Bunbury Way, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Five bedroom Charles Church detached home
- 2349 Sq Ft of flexible accommodation
- Three reception rooms
- Stunning kitchen/dining room
- Downstairs W.C & utility area
- Refitted en-suite & family bathroom
- 71ft x 47ft South/East facing garden
- Incredible al-fresco entertainment area
- Ample parking & garage/store
- Cul-de sac location & moments from station



Having been the subject of multiple, high-quality upgrades by the current owner, this exceptional and attractive detached family home offers approximately 2349 sq ft of flexible space and is set within a sought after cul-de sac on the periphery of the highly desirable Epsom Downs.

Situated close to the entrance of Epsom Golf Club with its 18-hole downland course, the property is surrounded by pleasant walks on the many nearby bridle paths, and has easy access to Epsom Downs railway station that can be found at the end of the cul-de sac.

The property was built by renowned developer Charles Church in 1995 and is only the second time it is being sold since new. Such is the rarity of a fully modernised, turnkey house in this location, we are advising immediate inspection to fully appreciate the flexible accommodation and the unrivalled position it enjoys.

From the moment you arrive, you can feel why this home is so special. Whether it's the great position and double width driveway or the attractive and well presented design of this home, the first impression immediately sets the tone.

The generous and welcoming entrance hall leads to three flexible reception rooms, currently being used as a living room, family room and study, whilst the large modern kitchen/dining room certainly is the hub of the home and links beautifully to the garden. From a practical sense the ground floor is completed by a utility area and downstairs cloakroom. Upstairs the impressive accommodation continues with master bedroom and refitted en-suite shower room, two further double bedrooms, two single bedrooms and a refitted family bathroom.

Further noteworthy points to mention include an array of Neville Johnson fitted furniture and cabinetry, new windows and doors throughout, EV charger and integrated garage/store with electric door and a large private driveway to the front.

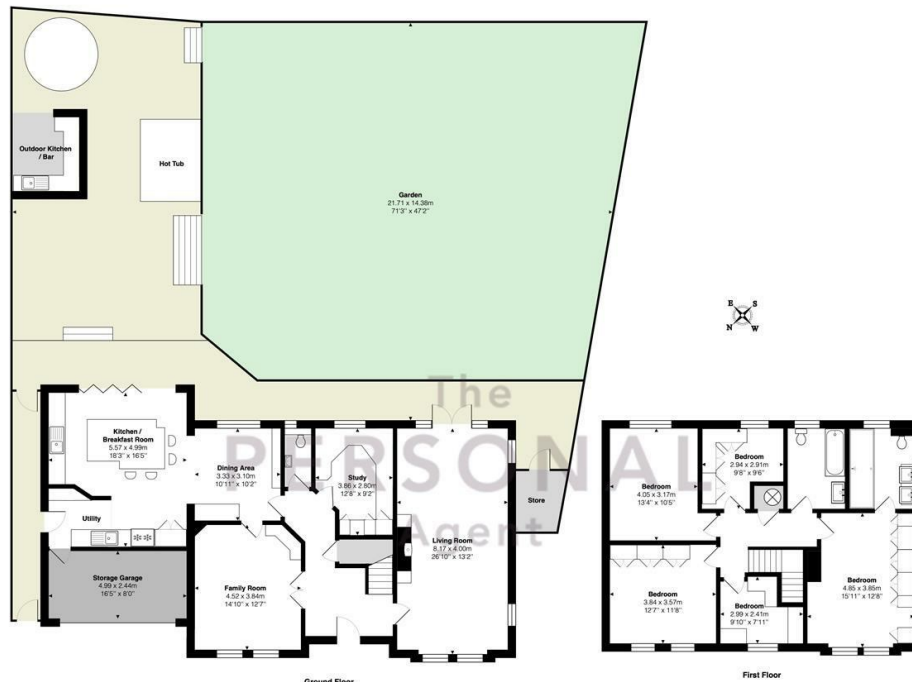
However, the real star of the show is the secluded rear garden which enjoys a coveted South/Easterly aspect and measures 71ft x 47ft. The garden has been painstakingly moulded and designed to create the ultimate entertaining space and sanctuary with several seating areas to enjoy the sun throughout the day as well as an outdoor kitchen, bar, mature planting that adds to the seclusion and an artificial lawn that ensures a low maintenance and practical factor to this incredible outside space.

The location is fantastic with direct access to the Downs with its bridle paths, green protected open space, and easy access to the golf course too. There is a great choice of independent and state schools nearby, whilst all the while Epsom Town Centre is just a short distance away.

Tenure - Freehold
Council tax band - G







Burbury Way, Epsom
 Total Area: 218.3 m² ... 2349 ft² (excluding store, garden, outdoor kitchen / bar)
 FOR ILLUSTRATIVE PURPOSES ONLY
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, features, fixtures, fittings and any other data shown are an approximate representation for guidance purposes only and are not to scale.
 No responsibility is taken for any error, omission, mis-statement or use of data shown.
 The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.
 Unauthorised reproduction prohibited.
 All 300 Moving London LTD (www.stillmovinglondon.co.uk)
 PERSONAL
 Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	70	
(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	

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 333699

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



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



The
PERSONAL
 Agent

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.

