



Whealers Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Modern detached home in conservation area
- Versatile & bright accommodation with air conditioning
- Three double bedrooms with flexible living
- Well appointed 17ft kitchen/dining room
- Double aspect 18ft x 13ft living/family room
- Downstairs shower room & upstairs bathroom
- Private driveway & secluded landscaped garden
- Solar panels helping reduce energy costs
- Surrounded by nature reserve & woodland
- Only a short walk to shops, station & schools

Tucked away within the highly sought after Stamford Green conservation area, this exceptional detached home presents a rare opportunity to secure a modern property in one of Epsom's most picturesque settings. Built in 2011 and finished to an excellent standard throughout, this stylish home successfully combines contemporary living with the charm and tranquillity of a conservation area, a combination that is increasingly difficult to find.

The accommodation is both bright and versatile, offering a flexible layout designed to suit a variety of lifestyles and, importantly, long term living. The ground floor features a welcoming entrance hall with impressive high ceilings, leading through to the spacious reception room and a well-appointed kitchen/dining room, ideal for everyday family life and entertaining.

A particular highlight is the ground floor double bedroom, positioned alongside a modern shower room, creating an adaptable space that is perfect for guests, multi generational



living, working from home, or future-proofing the property for longevity and forever planning. The ability to have comfortable single level accommodation is a rare and valuable feature.

To the first floor are two further generous double bedrooms, providing excellent separation and privacy. The guest bedroom is especially impressive, benefiting from a walk-in wardrobe, while the stylish modern bathroom serves the upper level beautifully. The overall arrangement offers three true double bedrooms, ensuring the home can evolve with changing needs over the years.

Outside, the property continues to impress with a driveway providing parking for two vehicles, along with an enclosed side landscaped garden offering a private and practical outdoor space with a detached garden cabin too. Additional benefits to mention airconditioning units throughout the home to ensure a climate controlled environment and the solar panels contributing towards the hot water and heating system.

The location is equally compelling. Stamford Green

conservation area is renowned for its natural beauty, featuring the picturesque green and duck pond, a nearby nature reserve, scenic bridle paths through surrounding woodland, and two welcoming public houses. Despite the peaceful setting, everyday convenience is close at hand, with Epsom town centre offering a wide range of shops, restaurants and leisure facilities, while Epsom railway station is approximately one mile away, providing excellent links into London.

The property is also well placed for access to highly regarded schools and is close to Horton Country Park and the David Lloyd leisure facilities, making it perfectly positioned for those seeking a balance of countryside charm and modern convenience.

A rare opportunity to acquire a contemporary detached home within a conservation area, with flexible accommodation, exceptional versatility and a location that truly offers the best of both worlds. Viewing is essential to fully appreciate everything this wonderful home has to offer.

Tenure- Freehold
Council tax band: F



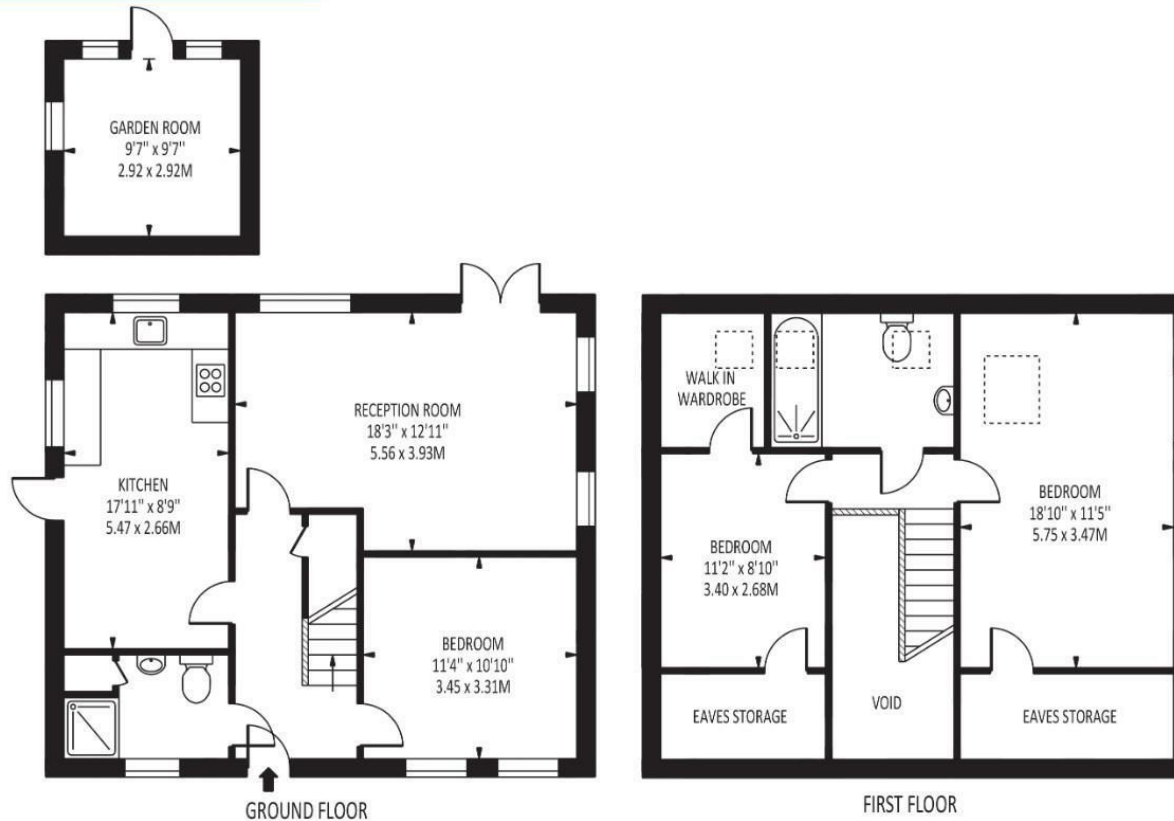


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Whealers Lane

Total Area: 1336 SQ FT • 124.15 SQ M
(Including Garden Room, Eaves Storage & Excluding Void)
Garden Room Area : 92 SQ FT • 8.53 SQ M
Eaves Storage Area : 93 SQ FT • 8.68 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		
(81-91) B		
(69-80) C	80	84
(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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