



Ewell Downs Road, Epsom

The **PERSONAL** Agent



# Guide Price £1,950,000

## Freehold

- No onward chain for a seamless move
- Prestigious gated Ewell Downs Road setting
- Detached home offering almost 3,700 sq ft
- Generous 0.27 acre private garden plot
- Stunning 44ft kitchen/dining/family room
- Gaggenau appliances with quartz worktops
- Schüco sliding doors with electric blinds
- Five spacious bedrooms with three en suites
- 107ft x 60ft secluded landscaped garden
- Close to Wallace Fields & Epsom College

Situated within one of Epsom's most desirable private and gated roads, Aldgate Place is an exceptional detached family residence set within a generous 0.27 acre plot. Beautifully extended and refurbished in recent years, the property provides almost 3,700 sq ft of stylish and well balanced accommodation, combining elegant reception space with impressive open plan living finished to an excellent specification.

A spacious entrance hall creates an immediate sense of quality and leads to two well-proportioned reception rooms: a comfortable family room and an elegant formal drawing room centred around a striking marble fireplace.

Undoubtedly the heart of the home is the stunning kitchen, dining and family space extending across the full width of the property. Designed for both entertaining and everyday family life, the bespoke kitchen features Gaggenau appliances including dual ovens, a built-in coffee machine and Quooker boiling water tap, complemented by quartz worktops and extensive cabinetry. Distinct dining and seating areas create a relaxed, sociable environment, while two sets of full height Schüco sliding doors with electric blinds open onto the terrace and garden beyond, allowing natural light to flood the room.

A separate utility room provides everyday practicality and connects internally



to one of the garages. Underfloor heating serves the kitchen/dining/family space and all bathrooms.

Upstairs, five well proportioned bedrooms are arranged around a generous landing. The principal suite enjoys views across the garden and benefits from a large walk in wardrobe and beautifully appointed ensuite bathroom finished with porcelain tiles, a freestanding roll top bath with integrated television and a separate shower. Two further bedrooms also enjoy ensuite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Large windows and a contemporary neutral décor ensure the property feels bright and airy throughout, further enhanced by integrated Sonos speakers in several rooms and the garden.

Outside, the secluded rear garden measures approximately 107ft and offers excellent privacy with mature planting. A generous terrace spans the rear of the house, ideal for outdoor entertaining and al fresco dining, while the expansive lawn beyond provides plenty of space for families.

To the front, the property sits behind an impressive 60ft carriage driveway, alongside a double garage and separate single garage/store.

Ewell Downs Road is widely regarded as one of the area's most prestigious

residential addresses and is ideally positioned for a number of highly regarded schools including Wallace Fields Infants & Juniors, Rosebery School for Girls, Glyn School and the renowned Epsom College. Ewell East and Ewell West stations are both easily accessible, offering regular services into London.

Homes within this exclusive gated road rarely come to market, and Aldgate Place represents a superb opportunity to acquire a beautifully appointed family home in a prime location.

Tenure: Freehold  
Annual service charge amount (£) - £450.00  
Council Tax Band: G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





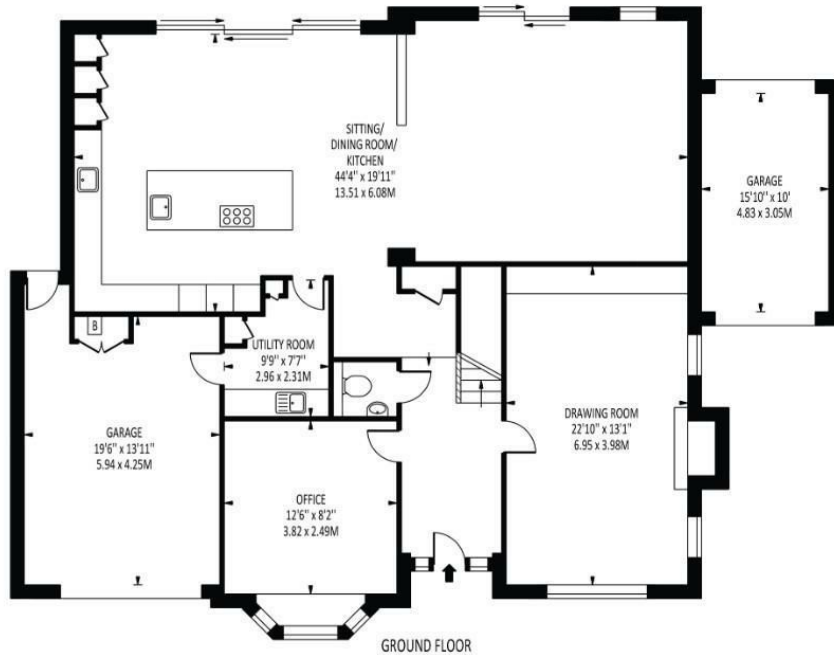








Total Area: 3646 SQ FT • 338.68 SQ M  
(Including Garages)  
Garages Area : 436 SQ FT • 40.47 SQ M



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |
|                                             | 75      | 81        |

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.

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**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.



