



Ruden Way, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Attractive detached family home
- Periphery of world famous Epsom Downs
- Stunning 22ft x 22ft living/dining room
- Replaced kitchen, utility room & cloakroom
- Four genuine double bedrooms
- Modern ensuite & large family bathroom
- High specification finish throughout
- 0.25 of an acre Westerly facing plot
- Outdoor kitchen & entertainment space
- Offered with no onward chain

Just moments from the world renowned open spaces of Epsom Downs, this impressive and beautifully presented detached family home occupies a generous 0.25 acre plot with a private, Westerly facing garden.

Lovingly upgraded by the current owners, the property is offered to the market in exceptional condition and truly must be seen to be fully appreciated.

Boasting over 2,000 sq ft of thoughtfully designed living space, the home offers a superb layout that caters perfectly to modern family life, with potential to extend further if desired. Combining elegance, flexibility, and practicality, this is a rare opportunity to secure a property of such calibre in this highly sought after location.

The attention to detail is evident from the moment you arrive. A welcoming central entrance hall leads to well proportioned, light filled accommodation that flows effortlessly throughout. At the heart of the home is an impressive 22ft x 22ft open plan living, dining, and family room, perfect for entertaining,



featuring full width bi-fold doors that open onto a stunning garden terrace.

The recently renovated kitchen connects seamlessly to the main reception area and is centred around a striking Smeg range cooker, ideal for aspiring chefs. Underfloor heating runs through the kitchen and adjacent utility room, while the ground floor also includes a spacious separate sitting room and an integrated home cinema setup with Dolby Atmos ceiling speakers and Cat 6 ports for seamless connectivity.

Upstairs, you'll find four generously sized double bedrooms. Highlights include Alexa enabled blackout blinds, bespoke Hyperion fitted wardrobes, a stylish ensuite shower room to the principal bedroom, and a high spec four piece family bathroom.

Externally, the property continues to impress. A recently laid driveway provides off street parking for several vehicles and access to a garage with an electric door and EV charging point. The Westerly facing rear garden is a true standout feature, both private and meticulously landscaped to create the ultimate

outdoor entertaining space. The main sun terrace is ideal for relaxing and includes a projector screen for outdoor cinema nights and Apple Play connected speakers.

A lower terrace features a covered pergola with built in heaters, LED lighting, outdoor speakers, and adjustable blinds and windbreakers. The fully fitted Grillo outdoor kitchen includes a sink, fridge, and food preparation area, perfect for hosting. A WiFi enabled hot tub and Alexa controlled garden lighting add a touch of luxury to this exceptional space.

Ruden Way remains one of the area's most desirable addresses, and properties like this, offering turn key convenience, flexibility, and lifestyle enhancing features, are rarely available. The home is ideally positioned within walking distance of Tattenham Corner Station, local schools, and everyday amenities, with the vibrant centres of Epsom and Banstead nearby offering excellent shopping, dining, and transport links.

Tenure: Freehold
Council Tax Band: G





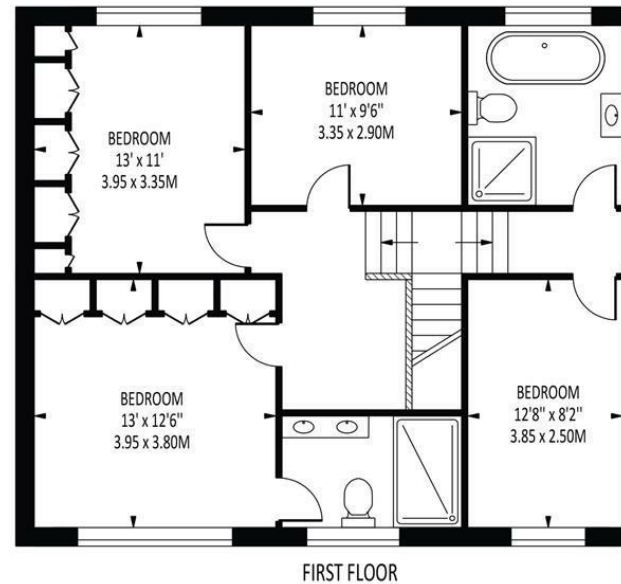
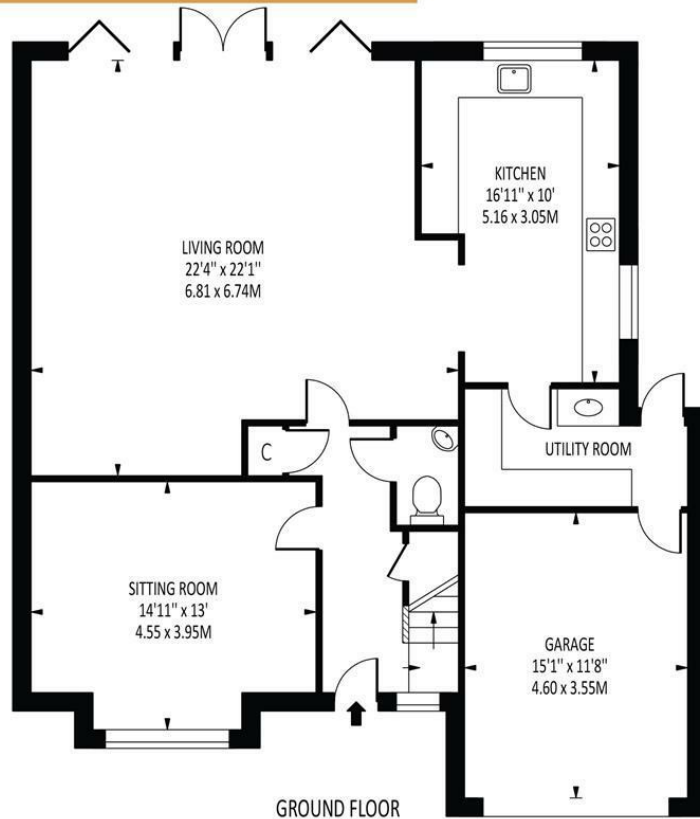
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Ruden Way

Total Area: 2004 SQ FT • 186.14 SQ M

(Including Garage)

Garage Area : 176 SQ FT • 16.33 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales		EU Directive 2002/91/EC

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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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