



Sunnybank, Epsom

The PERSONAL Agent



# Guide Price £1,275,000

## Freehold

- Prestigious private Woodcote Estate location
- Generous 0.23 acre Westerly facing plot
- Complete chain with our vendor suited
- Four well proportioned family bedrooms
- Three spacious reception rooms
- Beautiful kitchen/breakfast room
- Ensuite shower room & family bathroom
- Secluded 90ft x 60ft Westerly facing rear garden
- Large frontage with carriage driveway & garage
- Close to Epsom, RAC and open countryside

This exceptionally attractive four-bedroom detached family home has been lovingly owned for over 20 years and our client enjoys a long-standing connection with the road spanning more than four decades, a clear testament to both the quality of the homes here and the desirability of its location.

Occupying what we believe to be one of the most generous and enviable plots within the private Woodcote Estate, the property sits on a Westerly facing plot of approximately 0.23 acres, positioned in one of the most sought-after locations on Sunnybank.

Providing approximately 2,043 sq ft of accommodation, the home is ideally located for Epsom town centre, the Royal Automobile Club with its two championship 18-hole golf courses, and hundreds of acres of open woodland. From the moment you step through the beautiful oak front door into the bright and welcoming entrance hall with parquet flooring, the sense of space and quality is immediately apparent.

The impressive 20ft bay-fronted living room is a stunning double-aspect space, perfectly suited to both relaxed family living and entertaining. Double doors lead through to a superb family room with vaulted ceiling and direct access to the terrace and garden. The beautifully fitted kitchen/breakfast



room also enjoys garden access, while a separate bay-fronted dining room with parquet flooring provides an elegant space for more formal occasions. A downstairs cloakroom completes the ground floor.

Upstairs, the first floor offers four exceptionally well-proportioned bedrooms. The impressive 27ft principal bedroom benefits from a dressing area and en-suite shower room, while the remaining three bedrooms are served by a smart and contemporary family bathroom.

Externally, the property is equally impressive. The wonderfully secluded Westerly facing rear garden measures approximately 90ft x 60ft, providing an ideal space for outdoor entertaining and family enjoyment. To the front, there is a large carriage driveway offering ample parking, along with a detached garage and additional store and a further gated area to the side of the home.

Owing to the generous plot size, the property offers substantial potential for extensions to both sides and the rear, without compromising the sense of space or enjoyment of the garden.

Sunnybank remains one of the most desirable and rarely available roads within this prestigious private estate. The property is ideally positioned close to Epsom town centre with its comprehensive range of shops, while also being

just one mile from the open spaces of Epsom Downs and the famous Derby racecourse, offering the perfect balance between town and country living. Excellent transport links provide regular services to London Waterloo and London Victoria, and the area is well served by an outstanding selection of local schools and colleges for all ages.

The vendor is suited to an end of chain property, making this an excellent opportunity for buyers seeking a swift and straightforward move. A truly rare chance to acquire a generously proportioned family home in what is widely regarded as one of the finest positions within the Woodcote Estate.

Tenure: Freehold  
Council Tax Band: G











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Sunnybank

Total Area: 2043 SQ FT • 189.83 SQ M  
(Including Outbuilding)  
Outbuilding Area : 213 SQ FT • 19.75 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) <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		
England & Wales		EU Directive 2002/91/EC

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