



Clemson Mews, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Vendor suited for an onward purchase
- Superb wrap around garden and side plot
- 22ft reception room with French doors
- Stylish kitchen and breakfast room
- Four bedrooms over three floors
- Principal bedroom with en suite shower
- Guest bedroom with en suite and wardrobes
- Tucked away modern cul de sac setting
- Moments from Alexandra Park
- Excellent Wallace Fields school location

Set within a quiet and tucked away cul de sac in the heart of the highly regarded Wallace Fields area of Epsom, this beautifully presented modern home enjoys one of the most appealing positions within the development. Purchased by the current owners in 2019, they have thoroughly enjoyed living here and it is easy to understand why, with a superb combination of contemporary accommodation, excellent schooling, convenient transport links and a particularly generous wrap-around garden.

The garden is undoubtedly one of the property's standout features. Modern homes rarely benefit from gardens of this size, and the additional side space creates a genuine sense of openness that is unusual for a development of this nature. It also provides exciting future potential, whether for an extension, subject to the usual consents, or for the creation of a substantial detached home office or studio, making it especially well suited to modern family life and home working.

The accommodation itself is exceptionally flexible and thoughtfully arranged over three floors. On the ground floor there is a stylish kitchen/breakfast room and an impressive 22ft reception room to the rear, with two sets of French doors creating a wonderful connection to the garden. The first floor provides a generous guest bedroom with en suite shower room and built in wardrobes, a well proportioned third bedroom also with wardrobes, a



comfortable fourth bedroom which is currently used as a study, and the modern family bathroom. The entire top floor is given over to an impressive principal bedroom suite with its own en suite shower room, creating a private and peaceful retreat.

Internally, the house continues to impress with a high quality finish throughout. The stylish Schmidt fitted kitchen is complemented by integrated appliances, while the Roca bathrooms with Porcelanosa tiling add to the contemporary feel. Further specification includes underfloor heating throughout the ground floor, Amtico herringbone flooring, high quality carpets, fitted wardrobes, a family bathroom, two en suites, a downstairs cloakroom and ceiling speakers to the ground floor. There are also two off-street parking spaces.

The location is equally impressive. Wallace Fields Infant and Junior Schools are just moments away, while Glyn and Rosebery secondary schools are also within catchment. Alexandra Park is within easy walking distance and both Epsom and Ewell East railway stations are accessible, providing excellent links into London Victoria, Waterloo and London Bridge.

Epsom town centre offers a wide range of shops, cafés, restaurants and leisure facilities, while Epsom Downs, home of The Derby, is also close by. For commuters and families alike, the combination of a peaceful cul de sac

setting, excellent local amenities and unusually generous outside space makes this a particularly rare opportunity.

In our view, the combination of the tucked-away position, modern finish, superb wrap-around garden and highly adaptable accommodation gives this home a level of flexibility and individuality that is difficult to find within newer developments. Whether used as a four bedroom family home, with dedicated home-working space, or adapted further in the future, there is genuine longevity here and an internal viewing is highly recommended.

Tenure- Freehold
Council Tax Band -F



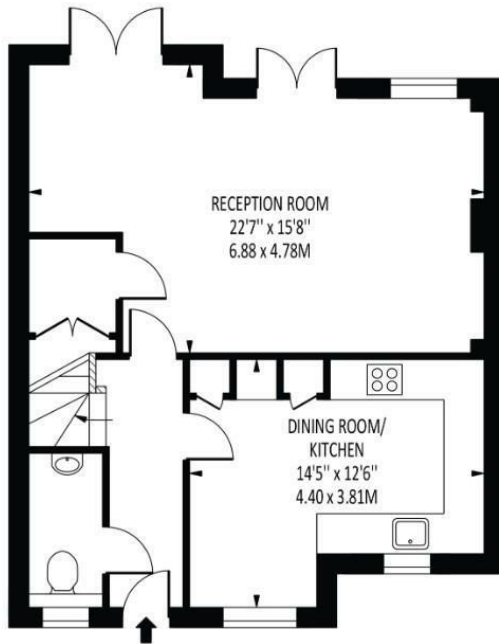


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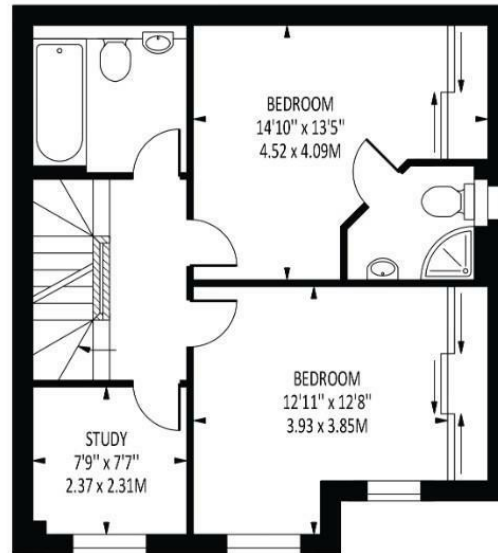


Clemson Mews

Total Area: 1520 SQ FT • 141.25 SQ M
(Including Restricted Height Area)
Restricted Height Area : 36 SQ FT • 3.33 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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		93
(81-91) B	85	
(69-80) C		
(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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