

Church Road, Epsom

The PERSONAL Agent

Guide Price £800,000

Freehold

- Stunning Victorian 'College Area' home
- Beautifully extended fully modernised
- Heart of this popular conservation area
- Open plan kitchen/diner with island feature
- Bi-fold doors opening to landscaped garden
- Separate lounge with feature fireplace
- Three double bedrooms on first floor level
- Stylish modern family bathroom upstairs
- Utility room incorporating downstairs W.C
- Private driveway, garage & courtyard garden



Set within the highly sought-after College Area of Epsom, this truly stunning Victorian family home has been thoughtfully extended and beautifully maintained, offering a seamless blend of period character and contemporary design. Properties of this calibre and finish are rarely available, and early viewing is strongly recommended to fully appreciate the space, quality, and setting on offer.

Occupying an enviable position within easy reach of Epsom town centre, highly regarded schools, and excellent transport links, the home enjoys a peaceful yet highly convenient location. The attractive Victorian façade hints at the charm within, while the interiors have been carefully enhanced to create a bright, sociable and versatile family living environment.

The ground floor is a particular highlight, centred around an impressive open-plan kitchen/dining space with a feature island and bi-fold doors opening directly onto the landscaped rear garden, creating a superb indoor-outdoor flow. This exceptional space is perfectly designed for both everyday family life and entertaining. A separate utility room with WC adds further practicality, while a welcoming lounge with feature fireplace provides a cosy and elegant retreat. A further reception area enhances the flexibility of the layout, ideal as a family room, study or playroom.

Upstairs, the first floor offers three well-proportioned double bedrooms, each filled with natural light and thoughtfully presented. The stylish family bathroom has been finished to a high standard, combining modern fittings with a clean, timeless design.

Externally, the property continues to impress with a beautifully landscaped rear garden, designed for both relaxation and entertaining. The outdoor space offers a private and mature setting, complemented by side access for convenience. To the front, there is off-street parking for two vehicles and the added benefit of a garage.

Further features include integrated ceiling speakers, enhancing the sense of modern luxury throughout the home, along with a high-quality finish that is consistent in every room.

This exceptional home combines Victorian charm with contemporary living in one of Epsom's most desirable locations. Rarely do properties offering this level of space, finish, and versatility come to the market in the College Area, making this a standout opportunity for discerning buyers.

Tenure- Freehold
Council tax band: E

















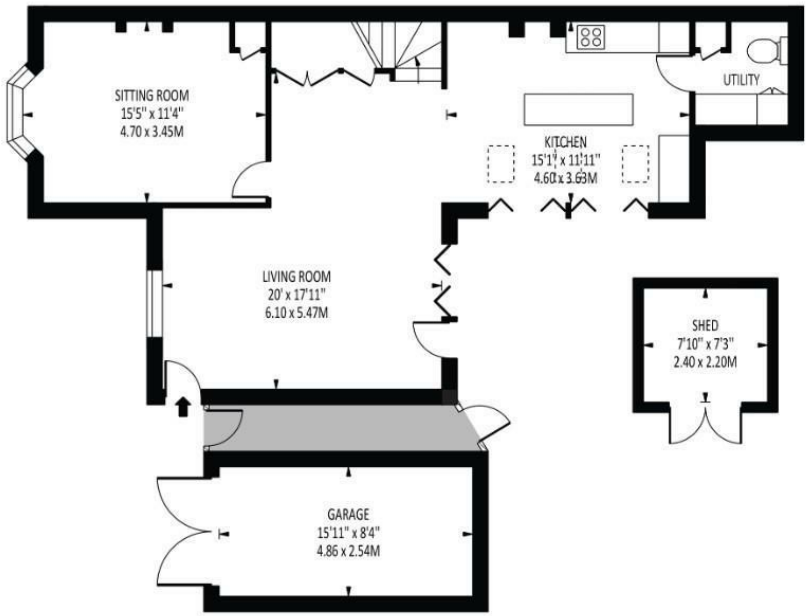




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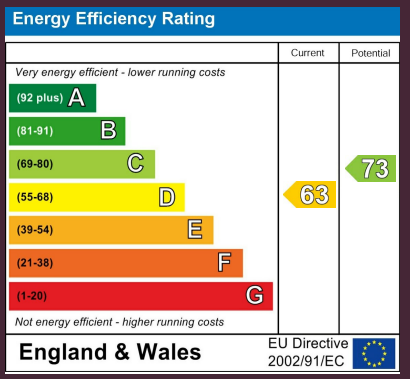
Total Area: 1529 SQ FT • 142.08 SQ M
(Including Garage & Shed)
Garage Area : 133 SQ FT • 12.34 SQ M
Shed Area : 57 SQ FT • 5.28 SQ M



GROUND FLOOR



FIRST FLOOR



Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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POWDER ROOM