



Bunbury Way, Epsom Downs

The PERSONAL Agent

# Guide Price £875,000

## Freehold

- Backing on to fields with stunning views
- Four bedroom Charles Church detached home
- Cul de sac location & moments from station
- Three reception rooms & conservatory
- Central kitchen/breakfast room
- Utility room & downstairs cloakroom
- Ensuite shower room & main family bathroom
- Ample parking & attached garage
- Secluded 56ft x 42ft beautiful rear garden
- Huge scope to extend STPP or reconfigure

This wonderful detached family home is tucked away within a peaceful cul de sac with the most stunning Westerly facing open vista to the rear overlooking neighbouring farmland towards Epsom College and then on to the distant London skyline, it truly is a stunning position.

Situated close to the entrance of Epsom Golf Club with its 18-hole downland course, the property is surrounded by pleasant walks on the many nearby bridle paths, and has easy access to Epsom Downs railway station that can be found at the end of the cul de sac. Zone 6 with regular direct trains to London.

The property was built by renowned developer Charles Church in 1991 and is only the second time it is being sold since it was purchased from new. Such is the rarity of a house with these views becoming available, we are advising immediate inspection to fully appreciate the flexible accommodation, huge potential and the unrivalled position it enjoys.



This fine family home was originally designed with a truly practical yet flexible layout, that has always proved popular and aligned with day to day family living. A welcoming entrance hall provides access to the living room which enjoys a secluded outlook to the front, there is a work from home office and the main dining room which links directly to the conservatory. There is a kitchen/breakfast room which is set at the heart of this home and from a practical sense there is a utility room, downstairs cloakroom and a full single garage with further garage store that completes the ground floor.

On the first floor, there are four well proportioned bedrooms, two of which enjoy those stunning views to the rear, ensuite shower room to the principal bedroom and further main family bathroom too, not to forget about the large loft space.

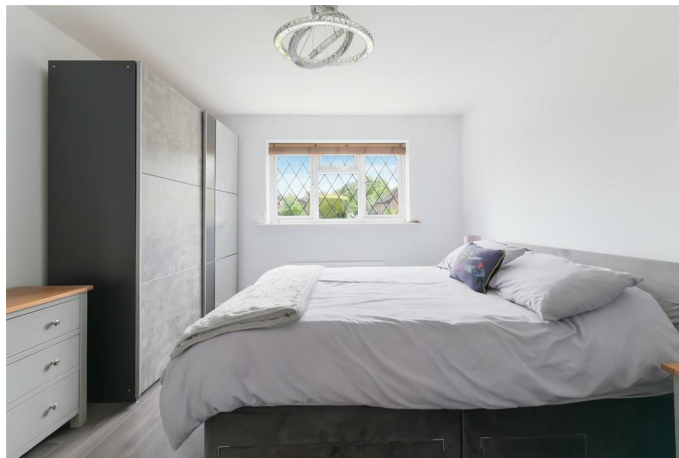
Outside is also incredibly well thought out with a generous and secluded frontage within a small cul de sac of just three other homes. There is a private driveway for two/three cars, a garage and a side gate with access to the secluded rear garden which

measures 56ft in width by 42ft in depth with the most wonderful panoramic views of fields and beyond.

The garden is truly special, and not just because of the outlook. The decked terrace is the perfect area to sit and have your morning coffee or perhaps a glass of wine at the end of the day and just breathe in the views, there is a covered hot tub\* and a heated and insulated workshop which can also double as a home office. There are several defined seating areas within the garden, all perfectly designed to provide slightly differing angles of the view along with subtle landscaping, mature planting around the central lawn.

The location is fantastic with direct access to the Downs with its bridle paths, green protected open space, and easy access to the golf course too. There is a great choice of independent and state schools nearby, whilst all the while Epsom Town Centre is just a short distance away.

Tenure - Freehold  
Council tax band - G

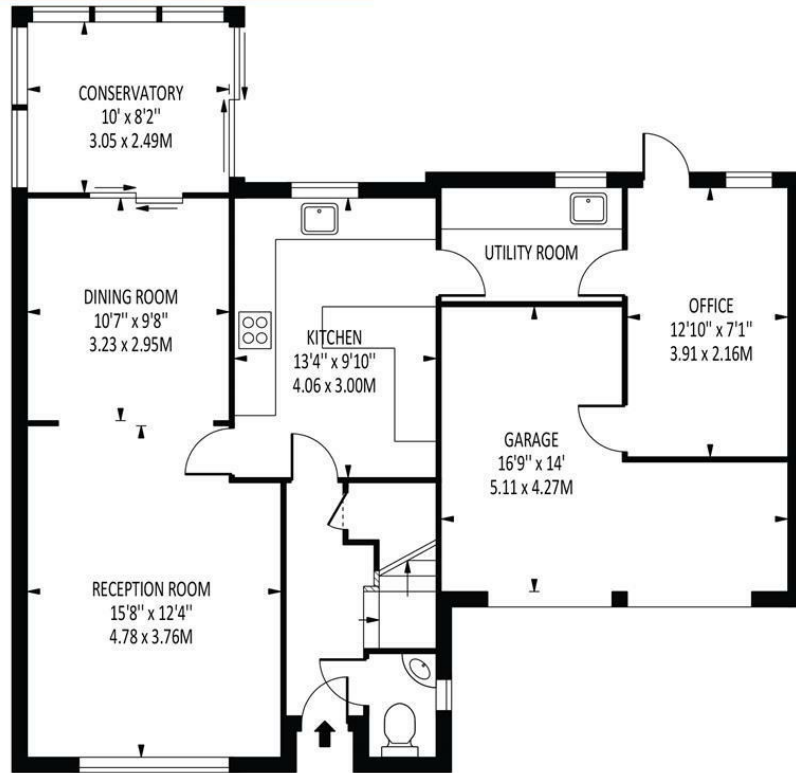




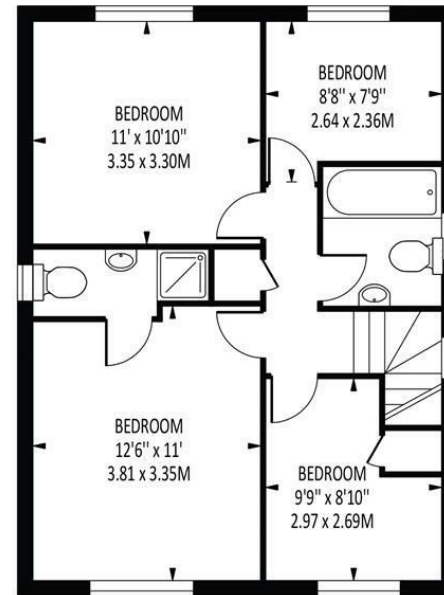
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## Bunbury Way

Total Area: 1481 SQ FT • 137.57 SQ M  
(Including Garage)  
Garage Area : 170 SQ FT • 15.82 SQ M



GROUND FLOOR



FIRST 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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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**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.

