



Carters Road, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Private cul de sac setting with privacy
- Detached home on a generous private plot
- Four bedrooms with flexible accommodation
- Stunning kitchen with island and dining area
- Bay fronted living room with wood stove
- Principal suite with dressing and en-suite
- Gated driveway and detached garage space
- Short walk to fields, Downs and amenities
- No onward chain and ready to move into
- Approx. 0.13 acre plot with mature gardens

Situated at the end of the highly desirable and private Carters Road, this exceptional detached home offers a rare balance between town and country living, being perfectly positioned equidistant from Epsom town centre and the open green spaces of Epsom Downs.

Constructed approximately 26 years ago, the property has been thoughtfully and sympathetically updated in recent years, resulting in a beautifully presented and highly flexible home suited equally to families, downsizers, or professional couples.

Occupying a generous plot of approximately 0.13 acres and being the final house on the road, the property enjoys an excellent degree of privacy and seclusion. It is approached via a five-bar gate leading to a gated driveway that provides ample secure parking, in addition to a detached garage/workshop. With easy access to open fields via a nearby footpath and the added convenience of a small village store located at the end of the road, ideal for day to day essentials, this location combines tranquillity with practicality.

Upon entering, a central entrance hall creates a warm and welcoming first impression, leading through to a bay fronted living room centred around a charming wood burning stove. There is also a versatile study or family room,



ideal for working from home, which benefits from doors opening onto a front decked terrace, perfect for enjoying the evening sun.

At the heart of the home lies a stunning kitchen/dining room, beautifully appointed with quartz worktops, a central island, and generous space for dining and entertaining. There is a large utility room with integrated shower, W.C and washer/dryer, plus a spacious cupboard along one wall, all of which enhances the practicality and flexibility of the ground floor accommodation.

Upstairs, a large landing with a distinctive porthole window leads to a well-balanced arrangement of bedrooms, including a principal suite featuring a Juliette balcony, walk in dressing room, and a generous en suite shower room. A guest bedroom with vaulted ceiling enjoys attractive views towards Epsom College, complemented by two further well-proportioned bedrooms and a modern family bathroom.

The outdoor space is equally impressive, with a secluded rear garden featuring a patio area and charming koi pond, a useful side area with additional storage, and a spacious and private front garden with lawn, mature planting, and a sunken seating area that regularly accommodates a fire pit. Rarely does a home come to market that offers such a combination of privacy, seclusion, flexible accommodation, and a prime position within

this sought-after location, and with the added benefit of no onward chain, this property represents a truly exceptional opportunity.

The property is situated within close proximity to the open spaces of Epsom Downs, home to the world-famous Derby. Epsom town centre and its mainline station are approximately a 25-minute walk away, offering regular services to London Waterloo, Victoria and London Bridge (approx. 35 minutes).

In addition, Tattenham Corner station provides an excellent alternative for commuters, with direct access to London Bridge, an affordable car park, and the added benefit of typically securing a seat on the train. This combination makes the location particularly attractive for those commuting into London.

Tenure: Freehold
Council Tax Band: G

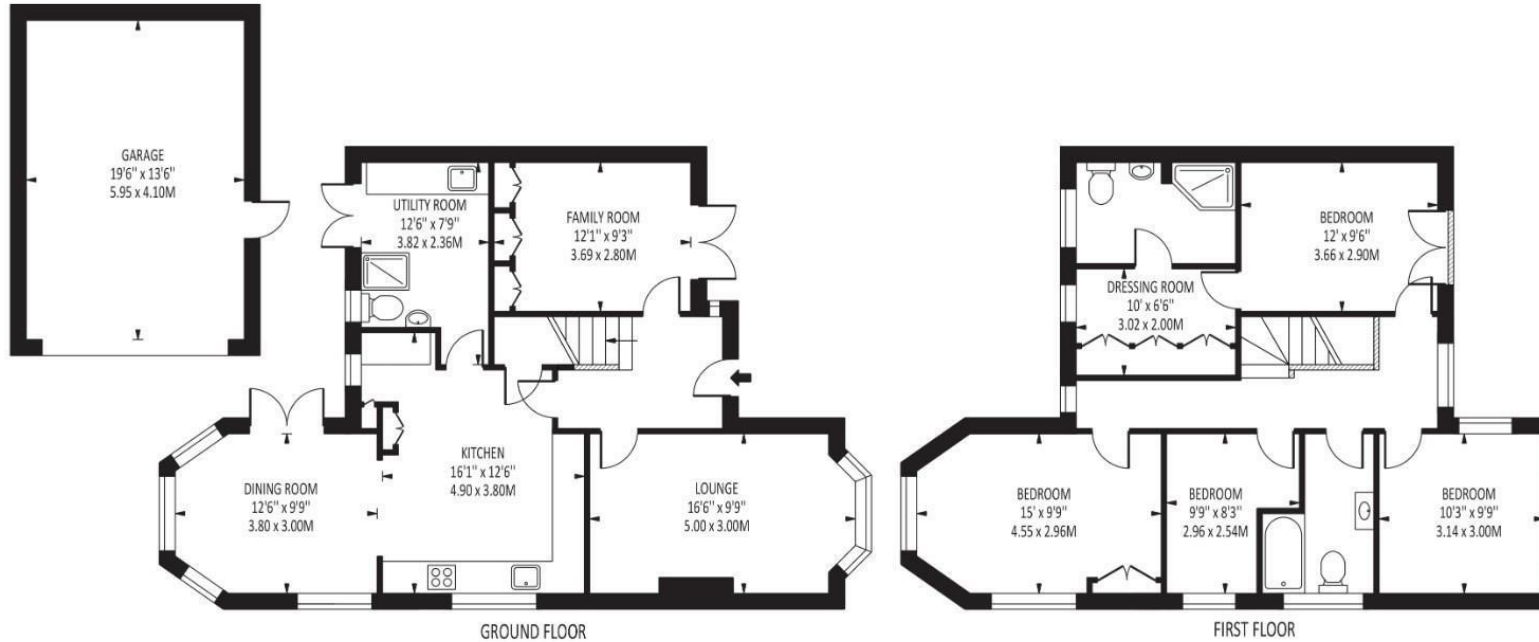




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Carters Road

Total Area: 1763 SQ FT • 163.77 SQ M
(including Garage)
Garage Area : 263 SQ FT • 24.40 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) 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	77
England & Wales		
	EU Directive 2002/91/EC	

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