

Horton Hill, Epsom

The PERSONAL Agent

Guide Price £600,000

Freehold

- Stunning 39ft open plan living space/ kitchen/ diner
- Bi fold doors open onto the south facing garden
- Two excellent double bedrooms and beautiful modern bathroom
- Flexible bay fronted reception room/ third bedroom
- Elegant plantation shutters & feature fireplaces
- Block paved driveway with off street parking
- Detached garden cabin with added potential for home office
- Catchment area of sought after schools
- Close proximity to parks, high street and train station
- Opportunity to extend in the loft (STTP)



Having been thoughtfully reconfigured and beautifully extended, this impressive Victorian home combines a wealth of period charm with an exceptional contemporary living space, creating a property that is perfectly suited to modern family life. Ideally positioned on Horton Hill, in close proximity to parks and in catchment of sought after schools, within easy reach of Epsom town centre and railway station; the house has been designed with both style and practicality firmly in mind.

The real heart of the home is the outstanding 39ft open plan living, kitchen and dining space, which is quite simply an incredible room. Cleverly designed and wonderfully light, the impressive kitchen features a superb central island that naturally connects the dining and living areas, whilst the carefully defined zones ensure the space retains a wonderful sense of character and purpose.

Full-width bi-fold doors open directly onto the low-maintenance southerly facing garden, creating a fabulous connection between the house and outside space and an exceptional setting for entertaining, relaxing and everyday family life.

The thoughtful ground floor reconfiguration has also created excellent flexibility, with the attractive bay-fronted reception room currently offering the potential to be used as a wonderful bedroom, home office or additional reception space depending on the requirements of the next owner. A useful downstairs cloakroom adds further practicality.

On the first floor are two particularly well-proportioned double bedrooms, together with a beautifully appointed family bathroom that is a real show stopper. Throughout the property, a wealth of carefully selected details complement the overall finish, including bespoke plantation shutters, attractive period fireplaces, beautiful traditional-style radiators and a host of other thoughtful touches..

To the front is a smart block-paved driveway providing off-street parking, whilst the rear offers a private, low-maintenance southerly facing garden, complete with a detached garden cabin. Ideal for storage, a home office or a variety of other uses, the cabin provides an additional dimension to this already highly versatile home.

There is also potential to extend in the loft subject to the usual planning permissions, offering scope to enhance the property.

This is a particularly impressive Victorian home where the sympathetic retention of period features combines seamlessly with an exceptional contemporary extension and layout. The result is a genuinely individual property with an outstanding living space, superb flexibility and a wonderful connection to the garden.

Tenure- Freehold
Council Tax Band - D

















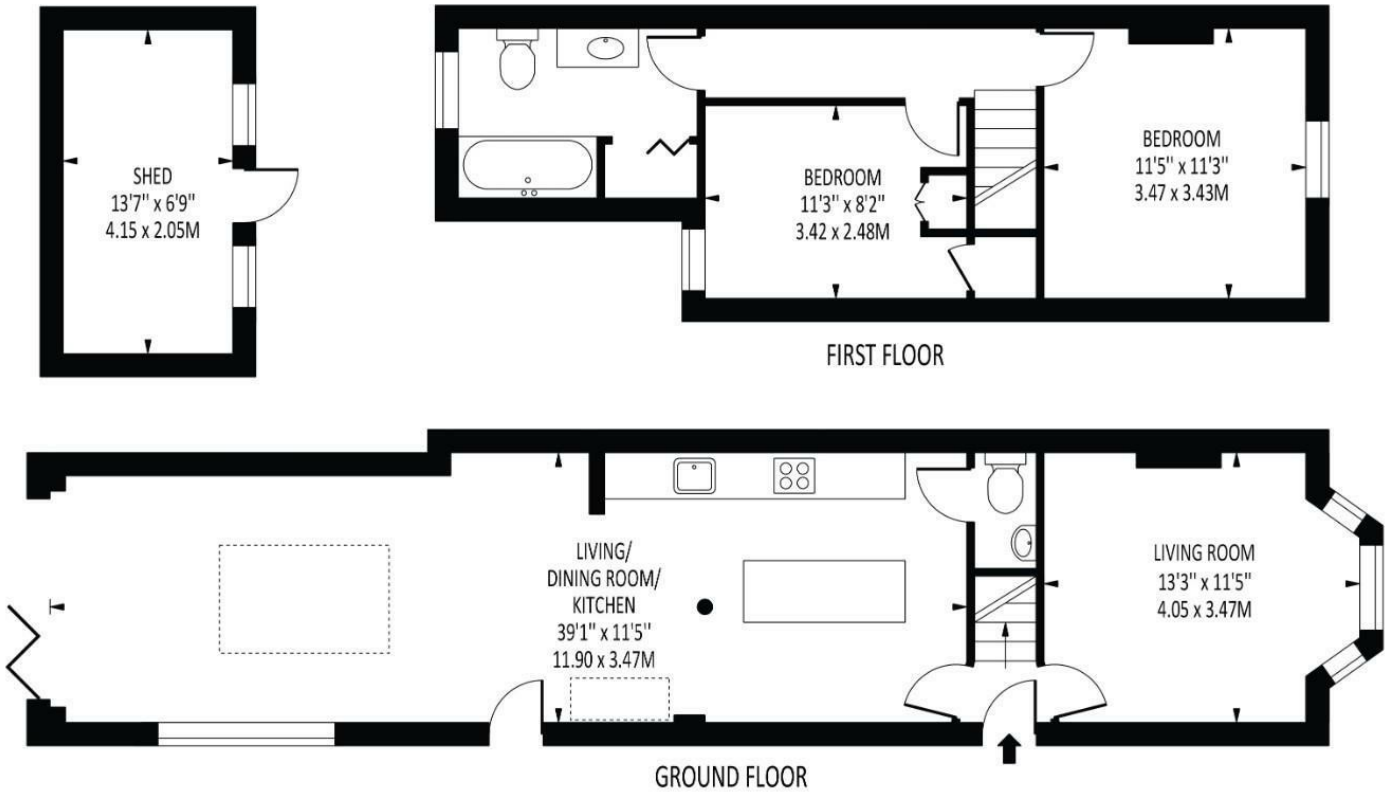


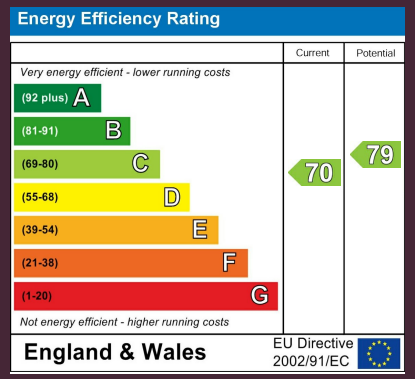


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Total Area: 1071 SQ FT • 99.52 SQ M
(Including Shed)
Shed Area : 92 SQ FT • 8.51 SQ M





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