



West Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- 3,402 Sq Ft of flexible family living
- Prime position overlooking Clayhill Green
- Three/ four reception rooms plus study space
- Stunning kitchen/dining/family room
- Six bedrooms plus versatile top floor
- Principal suite with en suite shower room
- Quiet south facing garden with great privacy
- Detached gym, sauna & leisure suite
- Large driveway with ample parking space
- Walk to station, schools & High Street

The Personal Agent are delighted to present this substantial and exceptionally versatile detached family home, occupying a prime position on the highly regarded west side of Epsom, directly overlooking Clayhill Green and just moments from the picturesque Stamford Green Conservation Area.

Enjoying one of the area's most desirable settings, this impressive home perfectly combines a peaceful outlook with remarkable convenience. Ideally situated just 0.4 miles from Epsom railway station, it also offers easy access to the High Street, excellent local amenities and beautiful green open spaces. Finding a property that offers this level of accommodation in such a prime location is a genuine rarity.

Having been significantly extended over the years, the property now provides an impressive 3,402 sq ft of flexible living space, making it ideally suited to growing families, multi generational living or those simply seeking a home that can effortlessly adapt to changing lifestyles.

The accommodation has been thoughtfully designed to balance



generous entertaining areas with practical everyday living. A welcoming entrance hall leads to four separate reception rooms, while the magnificent open plan kitchen/dining/family room undoubtedly forms the heart of the home. Flooded with natural light from bi folding doors that open directly onto the south facing garden, this superb space creates a seamless connection between inside and out.

Further enhancing the practicality of the ground floor is a separate utility room together with a shower room positioned adjacent to a bedroom/ the study. This thoughtful layout creates an excellent opportunity for a ground floor bedroom suite if required, adding valuable flexibility for multi-generational living or visiting guests.

The first floor offers five generously proportioned bedrooms, including an impressive principal suite with its own ensuite shower room, complemented by a beautifully appointed family bathroom. On the second floor, a substantial bonus room provides outstanding versatility and could equally function as a seventh bedroom, children's games room, cinema room or home office.

Externally, the property continues to impress. A generous driveway provides ample off-street parking, whilst the beautifully maintained south facing rear garden enjoys an excellent degree of privacy and sunshine throughout the day. A particular highlight is the detached leisure suite incorporating a gym, sauna, kitchenette and useful storage, offering endless possibilities as a wellness suite, home office, studio or entertaining space.

Families will appreciate the property's position within the catchment area for highly regarded schools, whilst commuters benefit from Epsom's excellent rail connections to London Waterloo, Victoria and London Bridge. The combination of outstanding schooling, nearby green spaces, excellent transport links and a thriving town centre helps explain why this remains one of Epsom's most sought after residential locations.

Offering exceptional flexibility, an enviable position and superb living space both inside and out, this is a rare opportunity to secure a forever family home in one of Epsom's finest locations.

Tenure - Freehold
Council Tax Band - G





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Total Area: 3402 SQ FT • 316.09 SQ M
(Including Eaves Storage, Restricted Height Area & Outbuilding)
Outbuilding Area : 507 SQ FT • 47.07 SQ M
Eaves Storage & Restricted Height Area : 265 SQ FT • 24.61 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.

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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		
	56	65
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.

