



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent



# Guide Price £1,200,000

## Freehold

- Exclusive new build development
- Gated cul-de sac with video access
- A selection of just eight homes available
- 10 year new build homes warranty
- Resin driveways and EV charging points
- Stylish & tasteful design touches
- Spacious gardens with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish throughout
- Reservations now being taken

\*\*\* Exclusive new gated development of just six detached and two semi-detached luxury homes \*\*\*

Nestled within this select, gated cul de sac that enjoys a truly fantastic location, just a short distance from the green open spaces of the Epsom Downs, The Personal Agent are proud to present this attractive collection of brand new properties built by Nuro Homes, a developer renowned for quality.

With incredible attention to detail and a beautiful heritage style and elegant feel throughout, these fine properties successfully encapsulate a modern turn key lifestyle that you would expect with a new home alongside a rare character, homely feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly sought after position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout as well as the added benefit of a secluded rear gardens with mature planting, private resin driveways and EV charging points.



The houses at Amberwood Grove have a huge amount of curb appeal with their dappled red brick and pretty tiled hung frontage. The carefully thought out design has resulted in generous and impressive room sizes that flow perfectly.

The beautiful front doors and covered porches immediately set the tone and create a welcoming first impression alongside the entrance hallway with its characterful tiled floor. A particular stand out feature is a seating nook with tongue and groove wood panelling, and on these homes it really is the little touches that all add up to make a big difference.

The 41ft x 27ft main reception area has been cleverly designed to successfully incorporate three defined areas, all coming together to create the ultimate entertaining space. This open plan space is the absolute heart of the home with a stunning shaker style kitchen centred around the imposing rangemaster stove, a must have for any budding chefs. This links directly the generous dining room and a family room with fitted media wall and Cortizo sliding doors opening to the gardens, giving it an incredible feel.

The ground floor is completed by a TV room/Snug, utility cupboard and cloakroom. On the first floor of this home are three incredibly well balanced bedrooms, a stylish ensuite shower room and the beautiful main bathroom that really steals the show with its high quality fittings, whilst from a practical sense the accommodation is completed by a fourth bedroom with ensuite cloakroom on the top floor making it perfect for a teenager or as a guest room.

Further stand out features include underfloor heating on the entire ground floor, air-source heat pump, garden irrigation system, video & audio entry system.

Amberwood Grove is an incredible gated cul-de sac which enjoys such a fantastic location, just moments from the historic Epsom Downs. Also within walking distance is Tattenham Corner Station, offering access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

Call to view.

Tenure - Freehold  
Council tax band - F



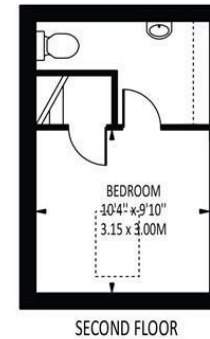
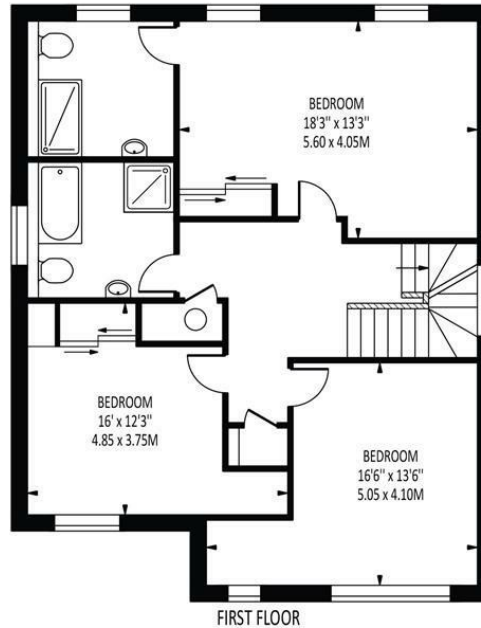




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Amberwood Grove  
Total Area: 2102 SQ FT • 195.28 SQ M



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



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## Epsom Downs

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