



Whealers Lane, Epsom

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Beautifully extended chalet style home
- Flexible & stylish accommodation
- Stunning 25ft kitchen/dining room
- Four bedrooms over two floors
- Modern ground floor shower room
- Upstairs family bathroom suite
- 17ft living room & generous utility room
- Detached home office
- Fronting Epsom Common within conservation area
- Moments from woodland & nature reserve

Occupying a prime position directly opposite the open green spaces and woodland of Epsom Common, within the highly desirable Stamford Green conservation area, this beautifully extended chalet style home blends character, craftsmanship and contemporary design.

Purchased nine years ago for its exceptional setting, the property has since been comprehensively transformed. Thoughtfully extended to the side, rear and first floor, it is now a turnkey home of genuine quality, impeccably finished and perfectly suited to modern family life.

The approach sets the tone. A generous block paved driveway provides ample parking and an EV charging point, while the attractive bay-fronted façade hints at the space within.

Inside, light and flow define the experience. The entrance hall, with its galleried landing above, creates architectural interest rarely found in homes of this style. Oak flooring runs underfoot, drawing you naturally toward the rear extension.



At the heart of the home lies the magnificent 25ft kitchen/dining room. Designed for both daily living and entertaining, it pairs shaker cabinetry, quartz worktops, a Belfast sink and breakfast bar with layered lighting and twin roof lanterns. An exposed brick feature wall adds warmth and texture, while wide bi-fold doors open seamlessly onto the landscaped garden, equally suited to relaxed mornings and evening gatherings.

The generous 17ft living room flows from the kitchen, offering a refined yet comfortable retreat while remaining connected to the sociable rear space.

Flexibility is central to the layout. Two well-proportioned ground floor bedrooms are served by a striking contemporary shower room with textured tiling and rainfall shower, ideal for guests, multi-generational living or single-level convenience. A spacious, well-fitted utility room ensures day-to-day life remains organised and discreet.

Upstairs, the accommodation continues to impress. The guest bedroom features an eaves cupboard, while a further bedroom

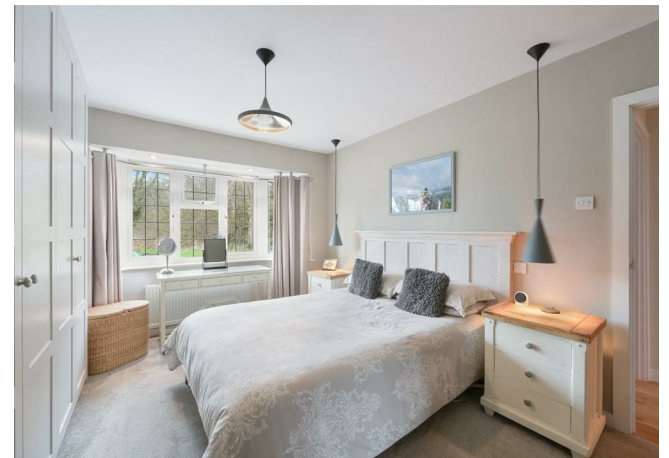
with Velux window enjoys views towards the green and offers versatility as a nursery, guest room or workspace. The family bathroom, finished in soft green tones and warm tiling, has a calm, boutique feel.

Outside, the landscaped rear garden is private and well arranged, with patio areas, lawn and a raised feature pond. At the far end, a detached, home office provides a fully insulated and professionally finished workspace.

What sets this home apart is its balance, scale without excess, flexibility without compromise, and a finish rarely found in this established location. Just a short walk from Epsom town centre, the station and highly regarded schools, yet moments from open common and woodland, it offers convenience and calm in equal measure.

A home defined by intelligent design, natural light and respect for its exceptional setting.

Tenure: Freehold
Council Tax Band: D





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Whealers Lane

Total Area: 1619 SQ FT • 150.43 SQ M
(Including Eaves Storage, Restricted Height & Outbuilding)
Eaves Storage & Restricted Height Area : 155 SQ FT • 14.39 SQ M
Outbuilding Area : 108 SQ FT • 10.05 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	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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