



Glanville Way, Epsom

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Superb position & fantastic presentation
- Over 2300 sq ft of flexible accommodation
- Four generous double bedrooms
- Two ensuites and a family bathroom
- Kitchen/diner & alfresco covered seating area
- Elegant living room & cosy snug / family room
- Utility room, large garage & cloakroom/WC
- Secluded South Westerly facing garden
- Moments from country park & woodland
- Stylish and warm interiors with a homely feel

Occupying a particularly attractive position within the highly regarded Noble Park development, The Personal Agent are delighted to present this exceptional family home, offering approximately 2,300 sq. ft. of beautifully presented and highly versatile accommodation arranged over three floors.

There is an immediate sense of quality as soon as you step inside. Stylishly and tastefully decorated throughout, the house has been carefully considered by our clients to create something that feels both sophisticated and wonderfully comfortable. Perhaps most impressive is the genuine sense of warmth and personality that runs through the property; something that is not always easy to achieve within a home of this scale. Despite the generous proportions, every room feels inviting and usable, making this a home equally suited to relaxed family life and entertaining.

The accommodation provides an excellent degree of flexibility, with generous reception spaces and well proportioned bedrooms allowing the house to adapt effortlessly as family requirements change. The layout works particularly well for those needing home-working space, children's areas, guest accommodation or simply room for different generations to enjoy their own space.

The kitchen and principal living areas form the natural heart of the home and connect beautifully with the rear garden. This relationship with the outside space has been enhanced considerably by our clients, who have created a superb alfresco entertaining area immediately adjoining the house.

A high quality pergola with a remote-controlled louvred roof allows the terrace to be opened to the sunshine or covered when required, while electrically operated windbreaks provide further protection from the elements. The result is effectively an additional outdoor living room, perfect for

summer lunches, evening drinks or relaxing at the end of the day.

Beyond the terrace, the South/Westerly facing rear garden provides excellent privacy and enjoys the afternoon and evening sun, further enhancing the home's appeal for both entertaining and everyday family life.

The generous bedroom accommodation continues across the upper floors, with well proportioned double bedrooms and excellent bathroom facilities creating a particularly practical arrangement for larger families, teenagers or visiting guests. Throughout, there is a consistent attention to presentation and detail, yet importantly the house never feels overly formal. Instead, it combines substantial proportions, contemporary styling and a genuinely welcoming, homely atmosphere.

The setting is another major attraction. Noble Park occupies an enviable position on the edge of Horton Country Park, placing hundreds of acres of open countryside, ancient woodland, bridleways and cycle paths virtually on the doorstep. These routes connect towards the Stamford Green Conservation Area with its picturesque green, duck pond, nature reserve and traditional public houses, offering a wonderful semi rural lifestyle whilst remaining within easy reach of Epsom town centre.

Epsom offers an excellent range of shops, cafés, restaurants and leisure facilities, together with highly regarded state and independent schools. The mainline railway station provides regular services into London, while the M25 offers convenient access to Heathrow and Gatwick airports. Epsom Downs, home of the world-famous Derby, is also close by.

For buyers looking for a substantial family home combining approximately 2,300 sq. ft. of versatile



accommodation, exceptional presentation, a South/Westerly garden and one of the most impressive outdoor entertaining spaces on the development, this is a property that warrants immediate inspection.

Tenure- Freehold
Annual service charge amount (£) - 951.82
Council tax band - G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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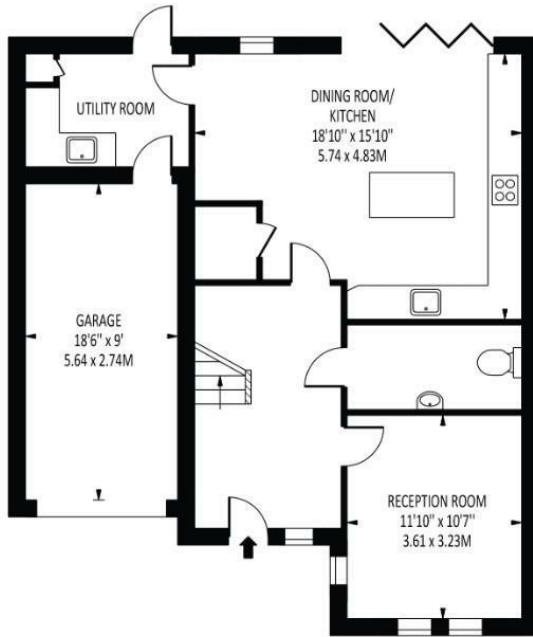


Glanville Way

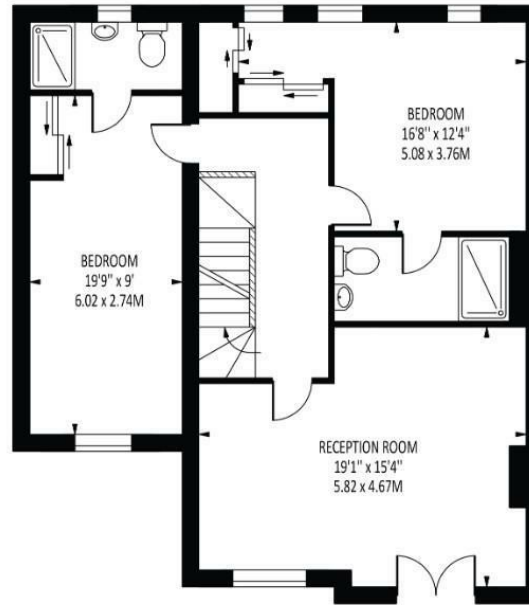
Total Area: 2300 SQ FT • 213.66 SQ M

(Including Garage)

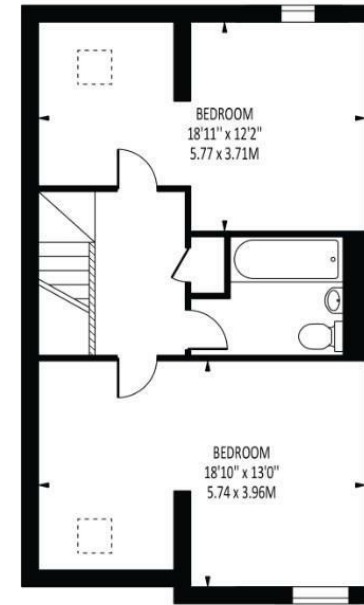
Garage Area : 166 SQ FT • 15.45 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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	80	82
(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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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.

