



The Ridings, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Extended family home totalling 3,737 sq ft
- Arguably the largest home in The Ridings
- Beautifully presented throughout
- Five double bedrooms & three bathrooms
- Impressive 25ft guest suite with living area
- Three spacious & bright reception rooms
- Large kitchen/dining room
- Practical utility room & boot room area
- Generous 0.15 acre plot with secluded garden
- Walk to town, station, schools & park

The Personal Agent are proud to present this exceptional mid-terraced family home, occupying what is arguably one of the finest and most enviable positions within this highly sought-after and rarely available residential road, ideally located between Epsom Town Centre and Epsom Downs.

Having been cleverly extended and enhanced by the current owners, this outstanding home now offers an impressive 3,737 sq ft of beautifully presented and versatile accommodation. Set within a generous plot of approximately 0.15 of an acre, the property enjoys a glorious, secluded rear garden and provides a rare opportunity to acquire one of the largest homes within The Ridings development.

Having been a much loved family home for the past 28 years, our clients have cherished both the space and layout, describing it as the perfect environment for any growing family. The property delivers a seamless blend of practicality and style, with a flexible footprint designed for modern family living.

The accommodation is both striking and highly functional, with



the design of these homes showcasing an abundance of natural light, enhanced by their distinctive large, low-set windows. A particularly impressive feature is the generous entrance hall, creating a superb first impression and setting the tone for the space that follows.

The ground floor offers a fluid layout, with a spacious living room that subtly steps up to the dining area, which links seamlessly to an extended sitting room overlooking the rear garden. At the heart of the home is a substantial kitchen/dining room, perfectly suited to modern family living, which opens into a generous family room, creating an excellent sociable hub.

From a practical perspective, the ground floor is equally well appointed, benefitting from a large utility/boot room, a refitted wet room, and access to a sizeable garage.

Upstairs, the accommodation continues to impress. The first floor provides a vast principal suite with an adjoining nursery or dressing room and a contemporary ensuite bathroom, alongside three further well-proportioned double bedrooms and a modern shower room.

The top floor delivers a superb addition in the form of a self-contained guest suite, featuring an impressive 25ft bedroom with an adjoining living area, making it ideal for a teenager, guests, or extended family living.

Externally, the home is equally impressive. The secluded rear garden measures 54ft x 43ft and provides a peaceful, private setting ideal for outdoor entertaining and family enjoyment, while the overall plot size enhances the sense of space and exclusivity. The frontage offers excellent off-street parking and access to the garage.

Homes within The Ridings are consistently in high demand, and a property of this scale, condition and position is an exceptionally rare find. Located within easy reach of local amenities, Rosbery Park and the open green spaces of Epsom Downs, the property also benefits from a practical standpoint, with Epsom High Street and the railway station approximately a 15-minute walk away. Excellent school catchments further cement its appeal as a long-term family home.

Tenure – Freehold
Council Tax Band – G

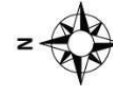




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Total Area: 3737 SQ FT • 347.14 SQ M
(Including Garage)
Garage Area : 235 SQ FT • 21.87 SQ M



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	75	80

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