



Castle View, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £450,000 Freehold

- No chain
- Heart of a conservation area
- Wealth of character & charm
- Two spacious bedrooms
- Lounge & separate dining room
- Kitchen/breakfast room
- Unique and secluded location
- Fronting Epsom Common
- Enclosed courtyard & garden
- 12 min walk to Station & Town

This stunning Grade 2 listed character home is set within the heart of the Stamford Green conservation area and enjoys arguably one of the most secluded and private positions yet is just moments from Epsom town centre.

Having been the subject of a comprehensive refurbishment program over the years the property itself mirrors the superb location.

Retaining many character features yet with a contemporary and stylish feel throughout, this rare to the market home is sure to attract immediate interest.

The layout is functional and practical with the rarity of an upstairs family bathroom and a larger than average kitchen/breakfast room with direct access to the courtyard area of the garden.



The two reception rooms are light and bright with a wood burner and feature exposed red brick fireplace in the living room and two sash windows in the dining room. Not only is the kitchen/breakfast room larger than would be expected it is also cleverly designed and finished with granite work surfaces.

Both bedrooms are double rooms and benefit from storage as well as enjoying stunning views of the surrounding conservation area. The upstairs bathroom has been modernised with a smart white suite.

If low maintenance yet social outside space is important to you then once again this home does not disappoint. The lawned section of the garden is situated to the front of the house with a secluded and private courtyard area to the side of the house that can be accessed from the kitchen/diner that links onto the garden; perfect for entertaining and relaxing.

The Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station which is approximately 0.7 mile away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold  
Council tax band - D











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Total Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup>  
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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	57	73
(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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