

Ashley Road, Epsom

The PERSONAL Agent

Offers In Excess Of £550,000
Freehold

- Charming flint fronted cottage
- Tucked away and set back from Ashley Road
- Bay fronted living room
- Two generous double bedrooms
- Downstairs shower room
- Versatile decorated basement
- Resident Parking
- Secluded south easterly garden
- Short walk to Epsom High Street
- Catchment of fantastic schools



Tucked away and set back from the road, Vine Cottage is accessed via an archway at 33 Ashley Road. Hidden behind No.33 is this charming flint fronted home that feels wonderfully secluded despite its convenient position. There is an immediate sense of privacy and character as you approach the cottage which occupies a particularly appealing and secluded setting. With approximately 764 sq ft of accommodation arranged over three floors, it offers a surprisingly versatile home with plenty of charm and individuality.

Stepping through the front door, you are greeted by the dining area, which provides a natural heart to the ground floor and creates a welcoming first impression. Two steps lead through to the bay fronted living room, where the proportions, wooden flooring and abundance of natural light combine to create a wonderfully comfortable space. Whether enjoying a quiet evening at home or having friends over for dinner, the arrangement gives the ground floor a relaxed and sociable feel, with the open staircase adding to the sense of connection between the rooms.

The first floor provides two genuine double bedrooms, both offering a good level of space and flexibility. The principal bedroom has the added character of an exposed brick fireplace cementing its period feel and continuing the cottage's charm. The open staircase rises directly from the living area, creating an attractive feature in its own right and giving the property a lovely sense of continuity between the different levels.

From the dining area, the kitchen is both practical and well equipped, with a good amount of storage and workspace for day to day living. Beyond the kitchen is a downstairs shower room, making excellent use of the available space. The layout is cleverly arranged, with each area feeling distinct while remaining connected to the main living space.

Another of the property's particularly useful features is the fully decorated basement, which adds a valuable layer of flexibility. Currently offering an excellent space for a home office or study, hobbies room or quiet retreat away from the main living accommodation. For anyone working from home, having this additional floor means it is possible to separate work and relaxation without compromising either.

Outside, the secluded courtyard garden is a real highlight. Tucked away from the road and enjoying a south easterly aspect, it provides a lovely private setting in which to enjoy the sunshine, whether that's a morning coffee, alfresco lunch or drinks with friends. Compact and easy to maintain, it complements the cottage perfectly and, together with the characterful architecture and versatile accommodation, makes Vine Cottage a home that offers considerably more than its unassuming position might initially suggest.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's, St Martin's Infant and Junior Schools and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo, London Bridge and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council Tax Band -D

















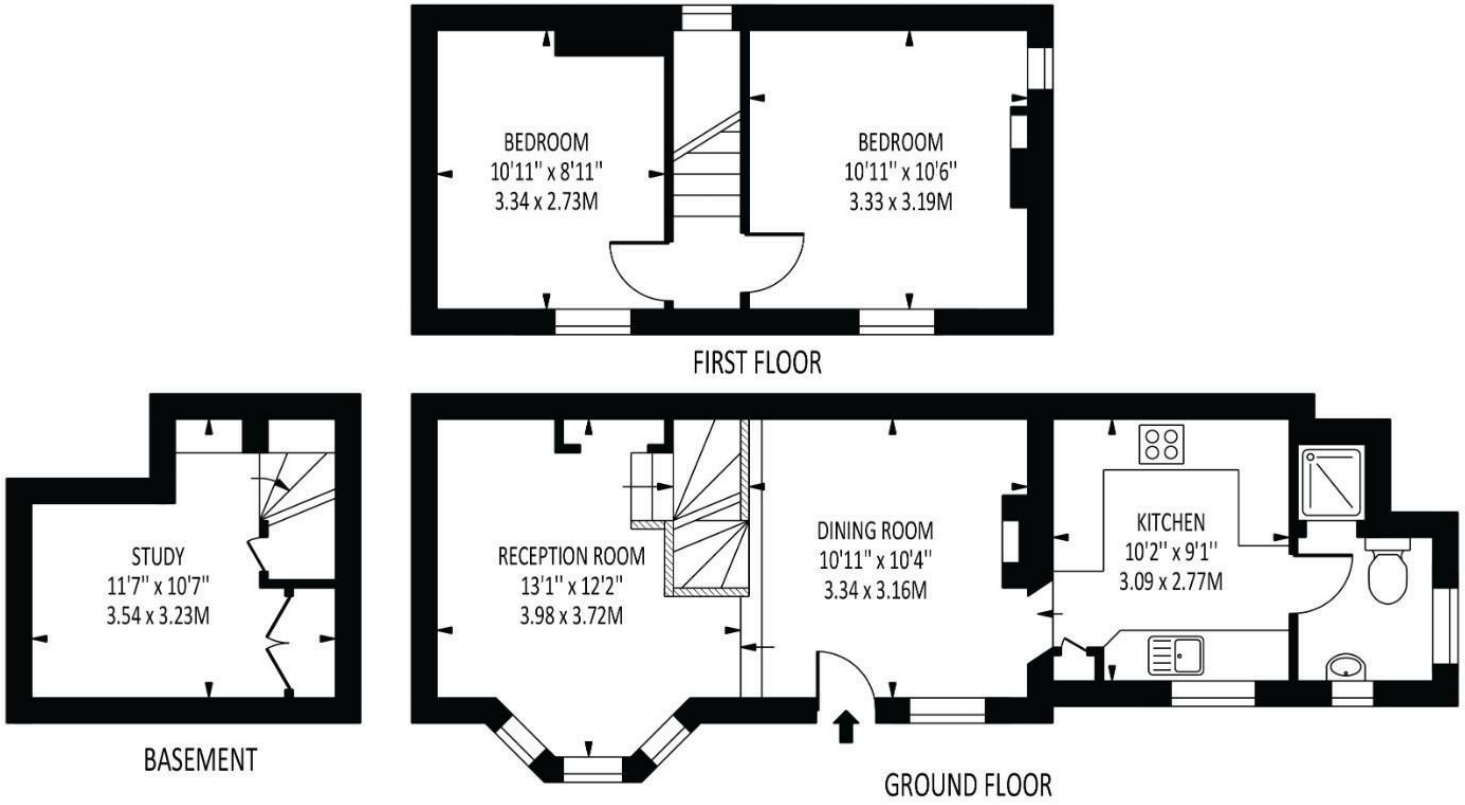


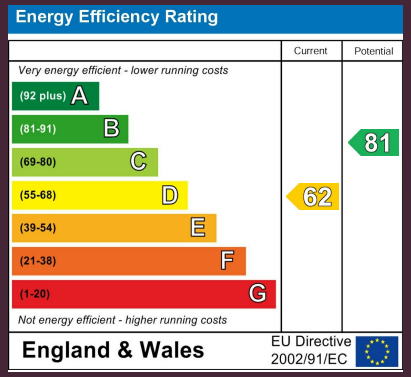


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Ashley Road, Vine Cottage

Total Area: 764 SQ FT • 70.99 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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