



Sunnybank, Epsom

The PERSONAL Agent

Guide Price £1,050,000

Freehold

- Private Woodcote Estate location
- Five bedrooms & two bathrooms
- 27ft kitchen/dining/family room
- Two further receptions & garden room
- Utility room & downstairs W.C.
- 70ft x 40ft Westerly facing rear garden
- Generous frontage, driveway & garage
- Close to town, station & excellent schooling
- Planning approved for a significant extension
- Vendor potentially suited, aiding a swift move

This attractive five-bedroom detached family home enjoys a generous 0.15 of an acre plot and sits at arguably one of the most desirable positions within the private Woodcote Estate.

The well designed and balanced accommodation provides the perfect layout for family living, with defined reception areas that seamlessly flow into each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property provides 1924 sq. ft of total accommodation and from a practical sense is within close proximity of Epsom town centre, the Royal Automobile Club with its two 18-hole golf courses and of course hundreds of acres of open woodland.

From the beautiful oak front door that leads into the welcoming entrance hall, the wonderful feel of this property is immediate and instantly sets the tone of things to come.

The impressive 27ft kitchen/dining/family area is the first room you come to and it's an absolutely stunning space which caters



for day-to-day family life in every way you could wish for. The kitchen area seamlessly links to defined dining and sitting areas, alongside the doors that open directly to the terrace from the garden room.

There is a separate bay fronted TV/snug that has stylish plantation shutters and enjoys a cosy and relaxing feel to it and a further 16ft sitting room that is centred around a fireplace but also has doors linking it to the garden room, so it can be opened up to create a great entertaining space if required. From a practical sense there is a utility room, downstairs shower room and of course there is a downstairs cloakroom which completes the ground floor.

On the first floor are five well-proportioned bedrooms, and a tasteful modern family bathroom, not to forget that there is significant scope to add two ensuite shower rooms by utilising the fifth bedroom space or perhaps, someone looking for ultimate longevity would consider even extending the house further, in-line with the approved planning permission this home enjoys, which include significant side, rear and loft additions.

The outside of this home is just as impressive with a 70ft x 40ft Westerly facing rear garden that is wonderfully secluded, there is a large driveway with ample parking, a generous frontage, and a detached garage too.

Sunnybank is one of the most sought-after and rarely available roads within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities but also only one mile from the open spaces of the Epsom Downs and Derby racecourse, it provides that perfect balance between town and country living. The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

Tenure - Freehold
Council tax band - G





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Total Area: 1924 SQ FT • 178.79 SQ M

(Including Garage)

Garage Area : 191 SQ FT • 17.75 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		
	62	76
England & Wales		
EU Directive 2002/91/EC		

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