



Reigate Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,075,000 Freehold

- No onward chain
- Set on a 0.25 acre plot
- Over 2300 sq ft of flexible space
- 170ft Westerly facing garden
- 27ft x 24ft kitchen/diner/living space
- Four double bedrooms with option for a fifth
- Two reception rooms
- Three bathrooms
- Utility and cloakroom
- Ample off street parking

An impressive and attractive detached family home, ideally positioned on the edge of the open spaces of Epsom Downs, while enjoying excellent access to local amenities and the railway station.

Set on an approximate 0.25 acre plot, the property features a driveway with parking for multiple vehicles, along with a 170ft Westerly facing rear garden. The garden includes a generous terrace, perfectly suited for alfresco dining and entertaining.

The home offers a modern, flexible layout with bright accommodation arranged over two floors, providing over 2,300 sq ft of well balanced living space. This thoughtful configuration makes it an ideal choice for growing families seeking both space and long term versatility. Combined with its generous proportions and standout features, finding a home of this calibre within this price range will be exceptionally difficult.

Thoughtfully extended and reconfigured by the current owner, this stylish family home has been transformed into a wonderfully sociable space, with a layout that works as beautifully for everyday family life as it does for entertaining. From the moment you step into the bright entrance hall, the sense of space is immediately apparent, with the hallway flowing naturally into the impressive 17ft bay fronted reception room. A generous study sits to



the side, providing a quiet retreat away from the main living spaces.

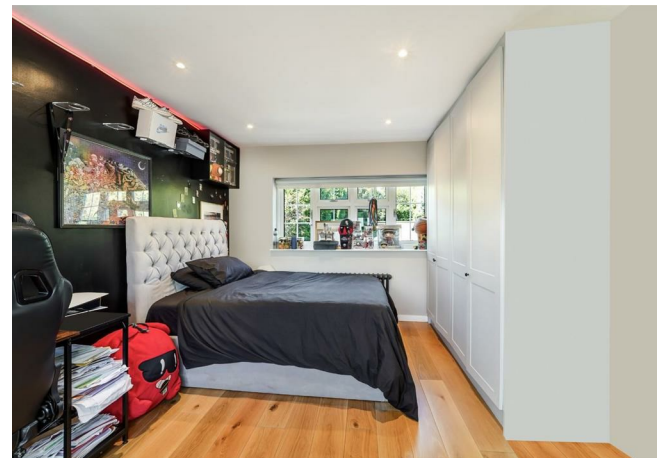
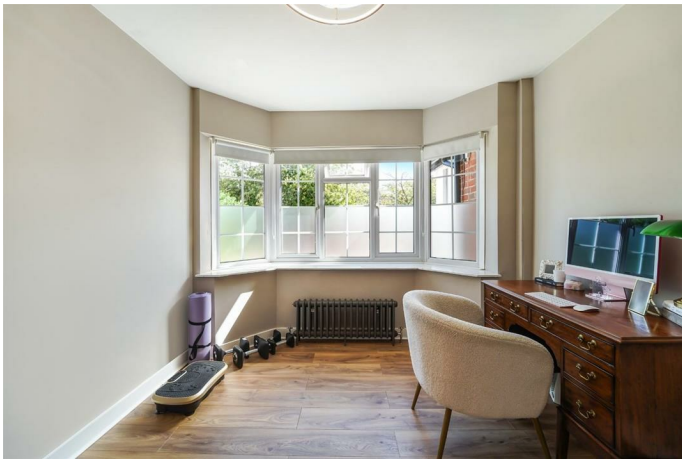
At the heart of the house is the exceptional 27ft x 24ft kitchen, dining and snug area, a truly impressive room that is undoubtedly the hub of the home. Designed with entertaining in mind, two large roof lanterns flood the space with natural light, while full width sliding doors open the room onto the outside, creating a fantastic connection between the interior and garden. A superb range of Miele appliances is complemented by a Fisher & Paykel fridge freezer and separate wine fridge, while the adjoining utility room provides excellent practical space and side access. Whether it is a relaxed family breakfast, a long lunch with friends or drinks around the kitchen island, this is a room designed to bring people together.

The ground floor is completed by a useful WC and an impressive bedroom suite, comprising a double bedroom, ensuite shower room and 12ft x 11ft dressing room. The latter offers welcome flexibility and could equally serve as a study or occasional fifth bedroom. Upstairs are three further double bedrooms, together with a separate shower room and a generous four piece family bathroom with tub bath. The result is a versatile and beautifully considered home, where the emphasis is firmly on space, light and creating an environment in which family and friends can genuinely enjoy spending time together.

Epsom Downs offers an idyllic outdoor lifestyle, with wide-open chalk downland perfect for long dog walks, morning runs, or relaxed weekend strolls. Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage. Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets, Epsom Downs is one of the area's most treasured assets.

Tenure- Freehold
Council Tax Band- F





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Reigate Road
Total Area: 2311 SQ FT • 214.74 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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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