



Claremount Gardens, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,500,000

Freehold

- Offered with no onward chain
- Exclusive gated development
- Sat on a plot of 0.52 of an acre
- Approximately 2783 Sq Ft of total space
- 185ft x 125ft South/East facing garden
- Five generous double bedrooms
- Two ensembles & family bathroom
- Four reception rooms & large kitchen
- Utility/boot room & d/s cloakroom
- Double garage & huge scope to extend

Occupying arguably the finest position within this development, The Personal Agent are proud to present this exceptional detached family home which offers approximately 2783 Sq. ft of available space and is set within an exclusive, gated cul de sac on the periphery of the Epsom Downs.

Such is the rarity of a house on a plot of 0.52 of an acre, within this price point, we are advising immediate inspection to fully appreciate the flexible and spacious accommodation and fantastic position that this home enjoys.

The property is offered with no onward chain and benefits from a wonderful South/Easterly facing rear garden which measures 185ft at its maximum by 125ft, providing a huge amount of scope to extend to the side and the rear without compromising the feel of the garden in any way (STPP).

The spacious and bright accommodation begins with the ground floor comprising a large central reception hall, triple aspect



living room with doors to the terrace, kitchen/breakfast room, further formal dining room, double aspect family room/snug, useful work from home office, utility room and a downstairs cloakroom. The house benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties.

The well proportioned accommodation continues on the first floor with a stunning master bedroom that enjoys a walk-in wardrobe and a large ensuite bathroom, there are four further bedrooms, an ensuite shower room to the guest bedroom and the family bathroom.

Further noteworthy points to mention include a large detached double garage with a generous driveway to the front providing off street parking for several cars and creating the ultimate first impression.

There is a truly secluded rear garden too which really steals the show. It enjoys the most wonderful leafy backdrop to the rear

with incredibly generous proportions that are the perfect blank canvass for the new owners to envisage their dream outside space, with plenty of scope for a swimming pool or tennis court if desired.

The open spaces of Nork Park and its surrounding woodland are just around the corner and are ready and waiting to be explored, with the world famous Epsom Downs just a short drive away.

Homes this close to open green spaces are always popular, especially one as spacious as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes drive away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold
Council tax band - G

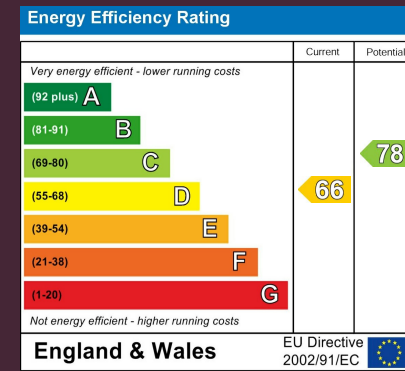




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Total Area: 2783 SQ FT • 258.5 SQ M
(Including Garage)
Garage Area : 291 SQ FT • 27.04 SQ M



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