



Downs Wood, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- 2079 sq ft detached family home
- Periphery of world famous Epsom Downs
- Four generous double bedrooms
- 28ft kitchen/dining room
- 28ft dual aspect living room
- Study, playroom & snug/5th bedroom
- Ensuite shower room & main bathroom
- Secluded 85ft x 45ft garden with outbuilding
- Further scope to extend STPP
- Private plot of 0.155 of an acre



Set within a prestigious and much requested residential road, just moments from the open spaces of the world famous Epsom Downs, this detached family home benefits from a fantastic position and enjoys a secluded plot of 0.155 of an acre in total. The property is offered to the market having been extended over the years by the current owners and now provides an opportunity for someone to place their own stamp on the property and customise it to their own individual style and design.

A rare opportunity to secure this fine home in one of the most coveted locations and the property itself enjoys an incredibly well balanced layout, that is flexible and perfect for several different buyer types with a great deal of further scope to extend further if desired.

The truly flexible layout and range of accommodation that this property enjoys will ensure it will suit many types of buyers. Benefitting from 2079 sq ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous and flexible living without any compromises.

As soon as you step into the welcoming central entrance hall, the wonderful

feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is a 28ft kitchen/dining room that is perfect for entertaining and links to the private rear garden.

There is a 28ft dual aspect living room, a spacious separate home office, playroom and a fifth bedroom/second study with an incredible outlook to the rear. In fact, the entire West side of the property could easily be converted into a self contained annexe if required, with minimal work. The ground floor is completed by a useful utility cupboard and downstairs cloakroom.

From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues. The principal bedroom is a great size and enjoys a nice outlook to the rear as well as benefiting from a modern ensuite and fitted wardrobes. The three further double bedrooms are well proportioned and are served by a spacious four piece family bathroom.

Outside the property benefits from a well maintained frontage with a brick block carriage driveway, creating a good first impression. In addition there is a useful detached garden workshop/studio with power, insulation and light,

as well as a rear garden which is wonderfully private.

Homes on Downs Wood are always popular, especially one as attractive 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 walk 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







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		
England & Wales		EU Directive 2002/91/EC

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