



Great Tattenhams, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Impressive 0.19 of an acre plot
- South facing 150ft garden
- Benefitting from no onward chain
- Huge potential to personalise & extend
- Three bedrooms
- Two reception rooms
- Large driveway
- Garage
- Short walk to shops, station & the Downs

Occupying an impressive south facing plot of approximately 0.19 acres, this appealing detached residence is situated along a sought after residential road, conveniently positioned within easy walking distance of Tattenham Corner Station and nearby local amenities. Offered to the market with no onward chain, the property presents an exciting opportunity for its next owner.

Enjoying a peaceful setting on the edge of Epsom Downs, the home benefits from access to more than 650 acres of ancient woodland, scenic walking routes and expansive green open spaces, creating an exceptional lifestyle setting that complements the property perfectly.

While the house would now benefit from modernisation throughout, it offers tremendous potential and a fantastic opportunity to refurbish and tailor the space entirely to individual taste and requirements. The generous plot size, established footprint and substantial frontage also provide excellent scope for extension or enlargement, subject to the



usual planning permissions. A number of neighbouring properties have already been extended into the loft, side and rear, highlighting the versatility and future possibilities on offer.

The internal accommodation is well laid out, adaptable and generously proportioned, making it suitable for a variety of buyers. Whether you are seeking a detached family home with room to evolve over time, or a property in a well connected and highly desirable location with significant potential to add value, this home offers a rare opportunity.

Set back nicely from the road and approached via a slip road, the property enjoys a broad frontage with driveway parking for several vehicles. Inside, the ground floor includes two reception rooms: a bright front facing living room with bay window, alongside a separate dining room with direct access onto the garden. The kitchen is reached from the entrance hall and leads through to a useful lean-to.

On the first floor are three well sized bedrooms, together with a spacious family bathroom and separate W.C.

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



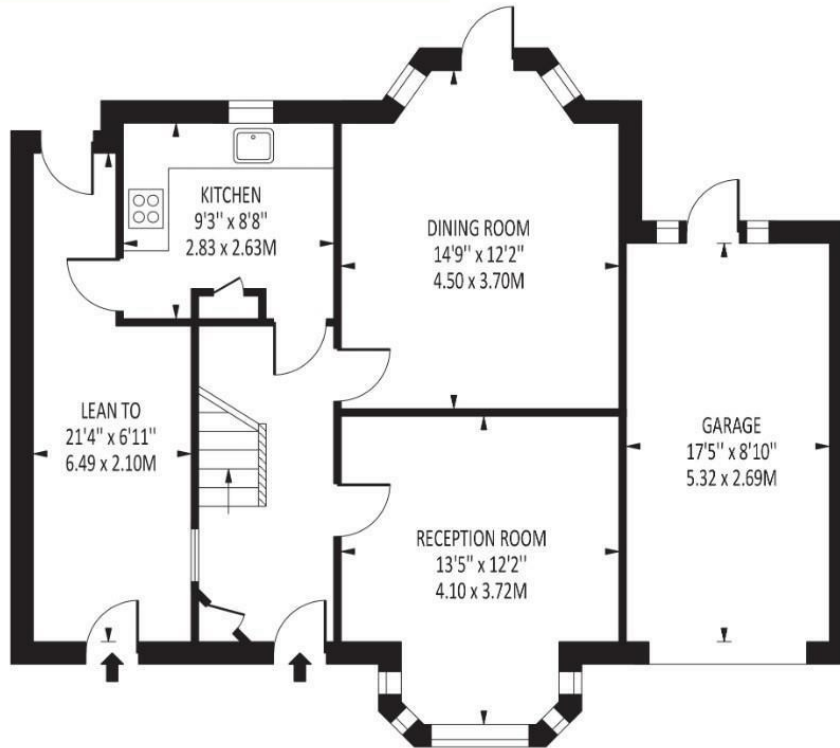


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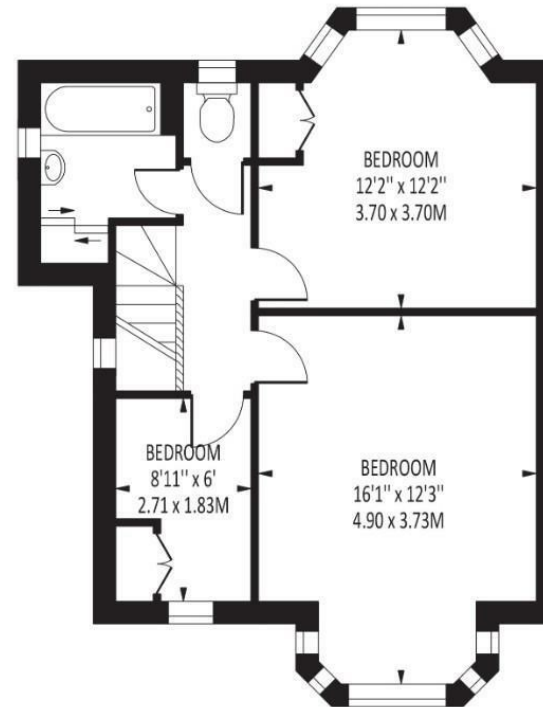


Great Tattenhams

Total Area: 1252 SQ FT • 116.32 SQ M
(Including Garage)
Garage Area : 154 SQ FT • 14.31 SQ M



GROUND FLOOR



FIRST FLOOR

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		
	49	73
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

