



16 Squirrels Way, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Highly desirable cul de sac location
- Providing 2042 Sq Ft of total space
- Attractive extended detached family home
- Four wonderfully balanced reception rooms
- Stunning 25ft kitchen/dining room
- Family bathroom & ensuite shower room
- Downstairs shower room & practical utility room
- Secluded 78ft rear garden & generous driveway
- Incredible school catchment area
- Easy walk to High Street, Station & shops

Set within a rarely available cul de sac on the desirable South side of Epsom, this attractive detached family home warrants immediate viewing to fully appreciate its enviable position, high level of finish, and cleverly extended accommodation.

Occupying a generous plot, the well designed and balanced layout offers the ideal setting for modern family living. Thoughtfully arranged reception areas seamlessly flow into one another, creating a contemporary open plan space that's perfect for entertaining, social gatherings, and comfortable everyday life.

The property offers approximately 2042 sq ft of total accommodation and is conveniently located within close proximity to Epsom town centre, the prestigious Royal Automobile Club with its two 18 hole golf courses, and hundreds of acres of open woodland. It also sits within catchment for outstanding local schools including Rosebery Girls and St Martins, making this home as practical as it is appealing.

From the moment you step through the beautiful oak front door into the light and welcoming entrance hall, complete with original parquet flooring, the warmth and charm of this home is immediately apparent and sets the tone for the rest of the property.



The impressive 25ft kitchen/dining/family area is the first room you come to, and it is a truly stunning space. Flooded with natural light, it caters perfectly to modern family life. The high spec fitted kitchen features quality appliances, a dual butler's sink, and plentiful worktop and storage space. The kitchen flows effortlessly into a defined dining area, with doors that open directly onto the rear terrace, creating a seamless indoor/outdoor living experience.

In addition to the open plan family space, there is a separate bay fronted reception room with a cosy, relaxed atmosphere, as well as a generous family room with garden access, a playroom that could double as a study, and a formal dining room, offering superb versatility for growing families or those who work from home.

From a practical standpoint, the ground floor also includes a separate utility room and a modern downstairs shower room.

Upstairs, the first floor offers four well proportioned bedrooms, a stylish modern family bathroom, and a sleek ensuite shower room serving the guest bedroom.

The outside space is just as impressive. The beautifully secluded rear garden measures approximately 78ft and offers a peaceful retreat, ideal for families and outdoor entertaining. To the front, a large brick block driveway provides

ample off street parking.

Squirrels Way is one of the most sought after and rarely available cul de sacs on Epsom's South side, and homes of this calibre and character are extremely rare to market.

When you factor in the exceptional location, within walking distance of Epsom town centre, mainline railway station, an outstanding primary school, and the exclusive RAC Country Club, it becomes clear that this is an opportunity not to be missed.

The area is surrounded by beautiful Green Belt countryside. Rosebery Park, Epsom Common, and Ashted Park are all nearby, with the open expanses of Epsom Downs (home of the Derby) offering ideal space for mountain biking, horse riding, and dog walking. A wide range of recreational facilities and fitness clubs are also close at hand.

Tenure: Freehold
Council Tax Band: G





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April Cottage

Total Area: 2042 SQ FT • 189.71 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		
	55	79
England & Wales		
EU Directive 2002/91/EC		

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