



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent

# Guide Price £1,200,000

## Freehold

- Last remaining home available
- Gated private cul de sac with video access
- 2212 Sq. Ft. detached family home
- 10 year new build homes warranty
- Resin driveway and EV charging point
- Stylish & tasteful design touches
- Wrap around garden with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish by renowned developer
- Four spacious bedrooms & three luxury bathrooms



### Final Home Remaining – Plot 5, Amberwood Grove

Plot 5 represents the last remaining opportunity to secure a home within Amberwood Grove, an exclusive gated cul-de-sac of just six detached and two semi-detached luxury homes, enviably positioned on the periphery of the world-famous Epsom Downs.

Tucked away at the end of this intimate and beautifully landscaped development, No. 5 enjoys arguably the most desirable position, offering enhanced privacy, a generous wrap-around garden and impressive curb appeal. The attractive brick and render façade, resin-bound driveway and covered entrance immediately set the tone for the quality that continues throughout.

Crafted by Nuro Homes, a developer renowned for exceptional workmanship and attention to detail, this home blends timeless architectural styling with refined contemporary finishes. The

result is a turnkey residence that successfully combines modern efficiency with warmth and character — something rarely achieved in new build homes.

The heart of the property is the remarkable 41ft x 27ft open-plan reception space, thoughtfully designed to create distinct yet harmonious living, dining and entertaining zones. A classic shaker-style kitchen, centred around an imposing Rangemaster stove, anchors the space and flows seamlessly into the dining area and family room. Expansive Cortizo sliding doors open directly onto the landscaped rear garden, enhancing the sense of light, space and indoor-outdoor living.

A separate TV room or snug, utility cupboard and cloakroom complete the ground floor accommodation. On the first floor are three well-proportioned bedrooms, a stylish ensuite shower room and a beautifully appointed main bathroom finished with high-quality fittings. The top floor provides a fourth bedroom with ensuite shower room, offering flexibility as a guest suite, teenager's retreat or home office.

Further features include underfloor heating throughout the entire ground floor, an air source heat pump, video and audio entry system, garden irrigation system and EV charging point.

Amberwood Grove offers the rare combination of privacy and convenience, situated within a secure gated setting just moments from the open green spaces of Epsom Downs. Tattenham Corner Station is within walking distance, providing direct access to central London, while the M25 and both Heathrow and Gatwick airports are easily accessible.

Freehold.  
Sole agent.  
Council Tax Band F.





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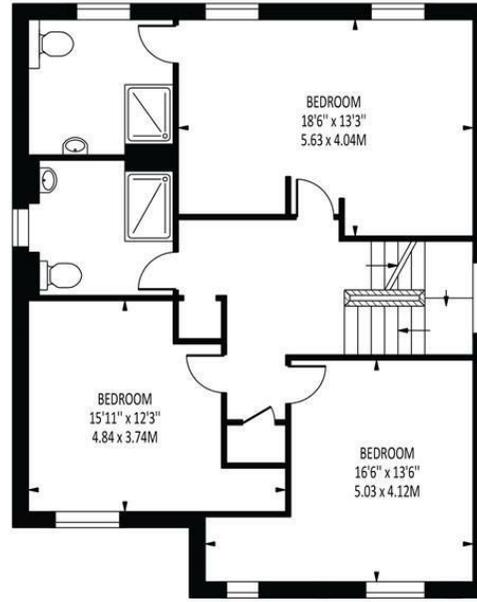


## Amberwood Grove

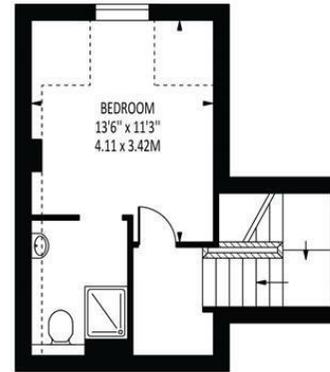
Total Area: 2212 SQ FT • 205.50 SQ M  
 (Including Restricted Height Area)  
 Including Restricted Height Area : 36 SQ FT • 3.36 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

