Horton Hill, Epsom

The PERSONAL Agent

Guide Price £600,000

Freehold

- Stunning 39ft open plan living space/ kitchen/ diner
- Bi fold doors open onto the south facing garden
- Two excellent double bedrooms and beautiful modern bathroom
- Flexible bay fronted reception room/ third bedroom
- Elegant plantation shutters & feature fireplaces
- Block paved driveway with off street parking
- Detached garden cabin with added potential for home office
- Catchment area of sought after schools
- Close proximity to parks, high street and train station
- Opportunity to extend in the loft (STTP)

Thoughtfully reconfigured and beautifully extended, this impressive Victorian home combines a wealth of period charm with exceptional contemporary living space, creating a property perfectly suited to modern family life. Ideally positioned on Horton Hill, close to parks and sought-after schools, while remaining within easy reach of Epsom town centre and railway station, the home has been designed with style and practicality in mind.

The true heart of the property is the outstanding 39ft open-plan living, kitchen and dining space, an incredible room designed for both everyday life and entertaining. The impressive kitchen features a superb central island that naturally connects the dining and living areas, while carefully defined zones retain a wonderful sense of character and purpose.

Full-width bi-fold doors open directly onto the low-maintenance southerly facing garden, creating a fabulous connection between the house and outside space and an exceptional setting for entertaining, relaxing and family life.

The thoughtful ground floor reconfiguration has also created excellent flexibility, with the attractive bay-fronted reception room currently offering the potential to be used as a wonderful bedroom, home office or additional reception space, depending on the requirements of the next owner. A useful downstairs cloakroom adds further practicality.

On the first floor are two particularly well-proportioned double bedrooms, together with a beautifully appointed family bathroom that is a real showstopper. Throughout the property, a wealth of carefully selected details complement the overall finish, including bespoke plantation shutters, attractive period fireplaces, beautiful traditional-style radiators and a host of other thoughtful touches.

The result is a home that successfully combines the character and proportions of a Victorian property with the comfort, flexibility and quality expected of modern family living.

To the front, a smart block-paved driveway provides valuable off-street parking, while the rear offers a private, low-maintenance southerly facing garden, complete with a detached garden cabin. Ideal for storage, a home office, gym or creative space, the cabin adds another dimension to this already highly versatile home.

There is also potential to extend into the loft, subject to the usual planning permissions, offering further scope to enhance the accommodation and tailor the property to future requirements.

This is a particularly impressive Victorian home, where the sympathetic retention of period features combines seamlessly with an exceptional contemporary extension and thoughtfully considered layout. The result is a genuinely individual property offering outstanding living space, superb flexibility and a wonderful connection between the home and garden. With its blend of character, modern design and practical features, this is a home that is both beautiful and exceptionally well suited to modern family life.

Tenure- Freehold
Council Tax Band - D

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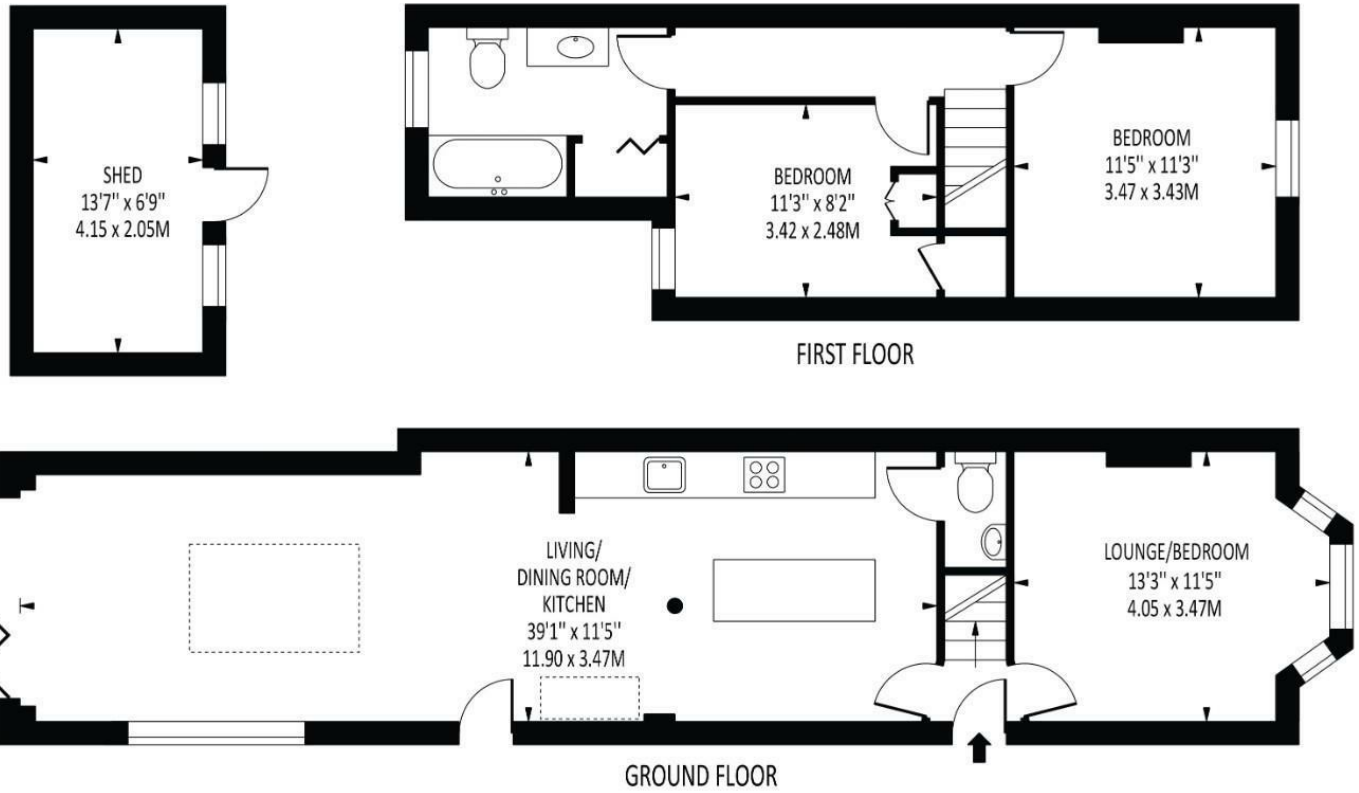
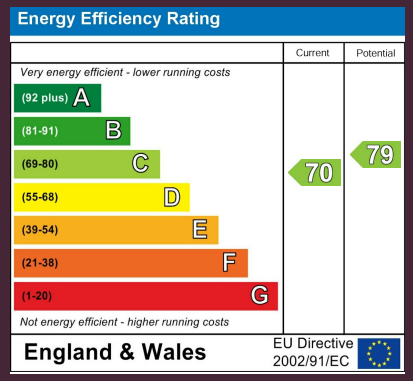
Horton Hill

Total Area: 1071 SQ FT • 99.52 SQ M
(Including Shed)
Shed Area : 92 SQ FT • 8.51 SQ M





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