Downs Wood, Epsom Downs

The PERSONAL Agent

Offers In Excess Of £1,200,000
Freehold

- 3000 sq ft detached family home
- Plot of 0.27 acres
- Views across Epsom Golf Course and beyond
- Six generous bedrooms
- Three ensuites & family bathroom
- Four reception rooms
- Kitchen/breakfast room and utility
- 115ft x 55ft secluded garden
- 50ft x 35ft driveway for multiple cars
- Further scope to update and reconfigure

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 with views over Epsom golf course and enjoys a secluded Westerly facing plot of 0.27 of an acre in total.

The property is offered to the market having been extended over the years 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.

Benefitting from 3000 Sq. Ft of total space, the flexible layout and range of accommodation that this property enjoys will ensure it will suit many types of buyers, and it should be viewed for what it currently is and what it could potentially be.

As soon as you step into the welcoming central entrance hall, the wonderful feel of this house is immediately evident with accommodation that makes the most of the natural light. At the heart of the property is a triple aspect 32 ft main reception room, a spacious separate sitting room, a dining room to the front of the property and a study/home office. The ground floor is completed by a kitchen/breakfast room with useful utility room and downstairs cloakroom.

From the imposing 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 front as well as benefitting from an ensuite shower room and walk-in wardrobe/closet. The three further double bedrooms are well proportioned with two being served by a further ensuite shower room and then the spacious four piece family bathroom completes this floor.

On the second floor there are two further bedrooms one of which has a large window with views across Epsom Downs and London beyond.

Outside the property benefits from a generous 50ft x 35ft frontage with driveway, creating a good first impression. In addition there is a generous Westerly facing rear garden that measures 115ft x 55ft.

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

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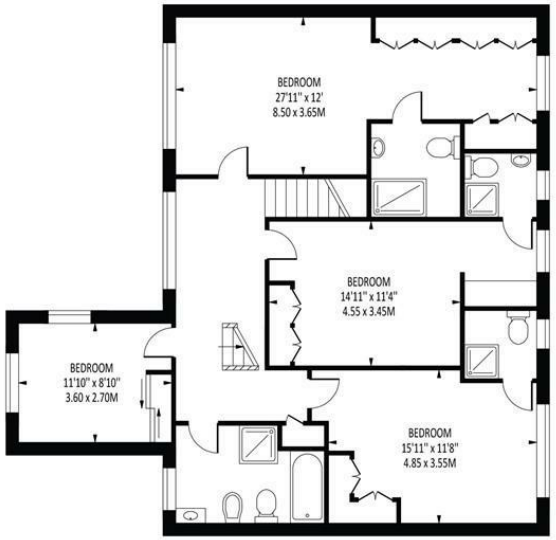
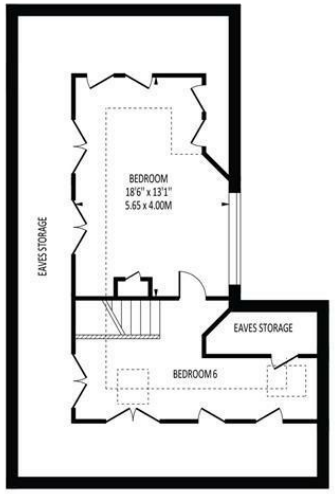
Downs Wood

Total Area: 3447 SQ FT • 320.21 SQ M
(Including Restricted Height Area & Eaves Storage)
Eaves Storage & Restricted Height Area : 581 SQ FT • 54.01 SQ M

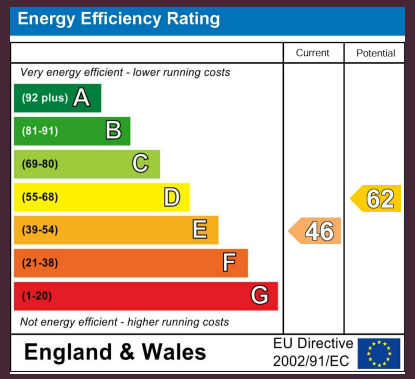
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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