



Oak Glade, Epsom

The **PERSONAL** Agent



# Guide Price £520,000

## Freehold

- Exclusive Oak Glade development of 15 homes
- Edge of Epsom Common near town and station
- South facing 33ft landscaped private garden
- Stylish kitchen with granite work surfaces
- Integrated appliances and plantation shutters
- Bright lounge with doors to sunny garden
- Two double bedrooms with fitted furniture
- Ensuite, shower room and cloakroom by Roca
- Allocated parking in landscaped courtyard
- Walk to schools, shops and Horton Parkland

Surrounded by tranquil parkland on the edge of Epsom Common yet within easy walking distance of Epsom town centre and the mainline station, this highly regarded development perfectly blends modern convenience with a semi rural setting and green views to the rear.

Oak Glade is an exclusive collection of just 15 contemporary homes, completed in 2015 to an exceptional standard with an impressive specification throughout. This particular property enjoys a superb position within the development, allocated parking, and a beautifully maintained 33ft south-facing garden.

Set around a landscaped courtyard and overlooking open fields and woodland, the location offers a true sense of peace and space, all less than an hour's commute from central London.



The quality of finish and attention to detail are evident from the moment you step inside. The entrance hall leads to a sleek, high gloss kitchen fitted with integrated appliances and granite work surfaces. The lounge and dining area feature engineered wood flooring and patio doors opening directly to the rear garden, while there have also been further upgrades to this home with plantation shutters and bespoke bedroom furniture too.

Upstairs, both bedrooms are well proportioned doubles, complemented by a stylish en suite, a modern family shower room, and a downstairs cloakroom, all fitted with Roca sanitaryware and finished to a high standard.

Enjoying an enviable position surrounded by greenery, the home is within walking distance of Epsom's vibrant

town centre, offering a wide variety of shops, cafés, and restaurants, along with excellent rail links to London Waterloo and Victoria. The area also benefits from a selection of outstanding schools, including Stamford Green Primary and Rosebery School for Girls.

The Stamford Green conservation area is just a quarter of a mile away, with ancient woodland, bridleways, and cycle paths connecting to Horton Country Park. With the charming green, duck pond, and the popular Cricketers pub nearby, and the station only around a fifteen minute walk, this location effortlessly combines countryside calm with everyday convenience.

Tenure - Freehold  
Council tax band - D









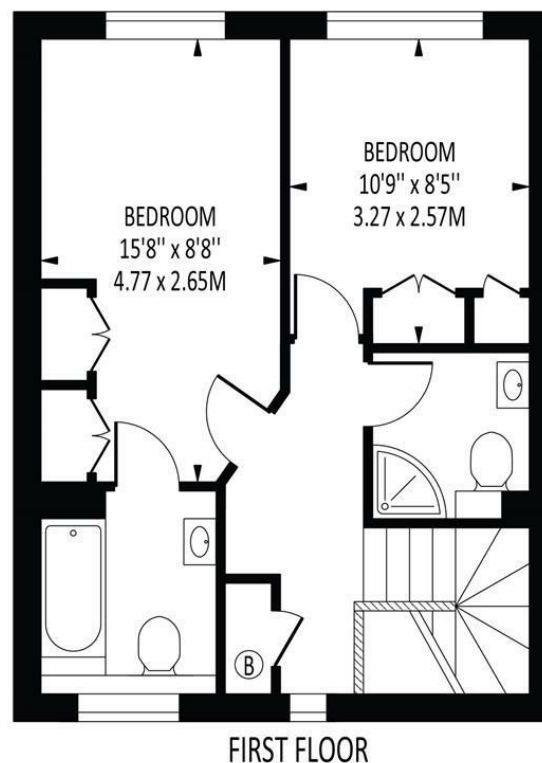
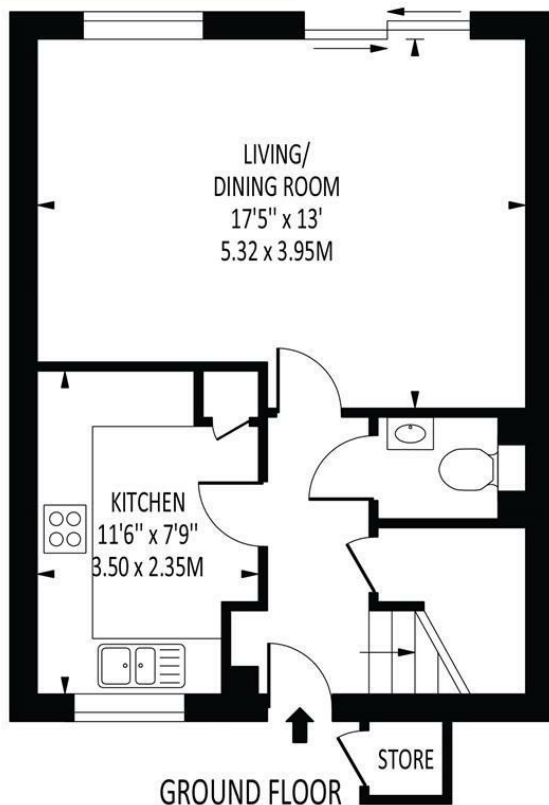


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## Oak Glade

Total Area: 810 SQ FT • 75.26 SQ M  
(Excluding Store)



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>	74	78
(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.



