



Ewell Downs Road, Epsom

The **PERSONAL** Agent

Guide Price £1,800,000

Freehold

- Gated private road
- 0.33 of an acre plot
- Over 3200 Sq. Ft of accommodation
- Five double bedrooms
- Four bathrooms
- Three reception rooms
- Utility room & downstairs cloakroom
- 85ft x 80ft secluded garden
- Carriage driveway with tandem garage
- Close to station & excellent school catchment



Located within one of the most desirable premier gated roads in Epsom, and enjoying a truly wonderful central position, this detached family home sits on 0.33 of an acre and provides flexible and spacious accommodation of approximately 3216 Sq. Ft in total.

Enjoying five double bedrooms, four bathrooms, and two reception rooms, the fantastic open plan entertaining space to the rear links effortlessly to the kitchen/breakfast room, making it hard to imagine a better balanced family home. The rear garden does not disappoint either, and measures 85ft x 80ft with incredible privacy and seclusion from neighbouring homes, whilst the 85ft x 37ft frontage with carriage driveway and tandem garage complete this fine home.

The property is less than a quarter of a mile walk from the coveted Wallace Fields infants & junior school, and a 12 minute walk from East Ewell railway station with regular links to London Victoria. The wonderful position within the road, coupled with the privacy of the garden and the further scope to extend if desired, all make this is an extremely rare opportunity for which early viewing is strongly advised to avoid disappointment.

Sympathetically extended in recent years the property offers incredibly flexible and spacious accommodation arranged over two floors. The generous entrance hall provides a truly welcoming feel with access to the large bay fronted living room on one side, and an equally proportioned family room/playroom to the other. To the rear of the property is a fantastic open plan space that is perfect for entertaining and day to day family life that incorporates a central reception room, bar area and a generous kitchen/breakfast room with two sets of bi-folding doors that perfectly frame the outlook and provide direct access to the newly landscaped terrace and the private secluded garden. From a practical sense, the ground floor is completed by a cloakroom and a utility room.

On the first floor the impressive accommodation continues with an 18ft principal bedroom suite with walk-in dressing room and ensuite bathroom, four further double bedrooms, two of which enjoy ensuite shower rooms and a family bathroom.

The property sits on a private/gated road within easy access of two mainline (Zone 6) stations with connections to Waterloo and Victoria. The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a

few.

Additionally, the proximity to the prestigious RAC Golf & Country club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick.

Walking around the property the amount of natural light and further potential to extend it offers is immediately evident. Here at The Personal Agent, we cannot think of any comparable properties that offer quite as much as this home, balanced with such an amazing location but still so central to everyday convenience.

Tenure - Freehold
Council tax band - G







Ewell Downs Road, Epsom
Total Area: 298.8 m² ... 3216 ft² (excluding garden)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

Ad Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

