



Garlichill Road, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Over 2,300 sq ft of spacious living space
- Sought after Epsom Downs location
- Original herringbone parquet flooring
- Three versatile reception rooms
- Spacious kitchen/diner linking to garden
- Principal suite with ensuite and walk in wardrobe
- Ground floor guest bedroom and shower room
- Two further double bedrooms & main bathroom
- 138ft x 50ft garden with patio, BBQ area & cabin
- Driveway parking for four cars plus garage

We are delighted to bring to market this beautifully extended detached home on the rarely available and highly sought after Garlichill Road, nestled in the heart of Epsom Downs. Offering over 2,300 sq ft of thoughtfully designed living space, this exceptional property sits on a bold plot of 0.23 of an acre and blends timeless character with modern comforts, perfect for family living and entertaining alike.

The ground floor welcomes you with a sense of warmth and elegance, featuring original herringbone parquet flooring throughout the main living areas. There are three versatile reception rooms, including a bright and inviting sitting room with a wood burning stove, a formal dining room ideal for entertaining, a private study (which could also be used as a fifth bedroom), and a spacious kitchen and breakfast room with French doors that open seamlessly onto the garden.

Also on the ground floor is a generously sized double bedroom, currently used as a guest room, conveniently located next to a



stylish shower room, offering flexible living arrangements for guests or multi generational living.

Upstairs, the principal bedroom suite provides a peaceful retreat, complete with a modern ensuite bathroom and a large walk in wardrobe. Two further bedrooms and a well appointed family bathroom complete the upper floor, making this a home that caters comfortably to family needs.

The outdoor space is a true highlight. The 138ft x 40ft rear garden is a haven of greenery, thoughtfully landscaped with mature trees, vibrant flowerbeds, and plenty of room for children to play or adults to unwind. A smartly designed patio and barbecue area make it ideal for al fresco dining and summer gatherings, while the garden office offers a serene, private workspace tucked away to the rear of the plot.

At the front, the integrated garage accommodates one vehicle, with driveway parking for at least four more, providing plenty of space for visiting friends and family.

Located just half a mile from Tattenham Corner Station, the home is well connected yet tranquil. Local shops, a nearby tennis club, and scenic walks on Epsom Downs Racecourse are all close at hand, creating a lifestyle that is both convenient and enriching.

In summary, this is a rare opportunity to secure a truly special family home in one of the area's most desirable roads, with the added bonus of further extension potential (STPP). Early viewing is highly recommended.

Tenure - Freehold
Council tax band - E

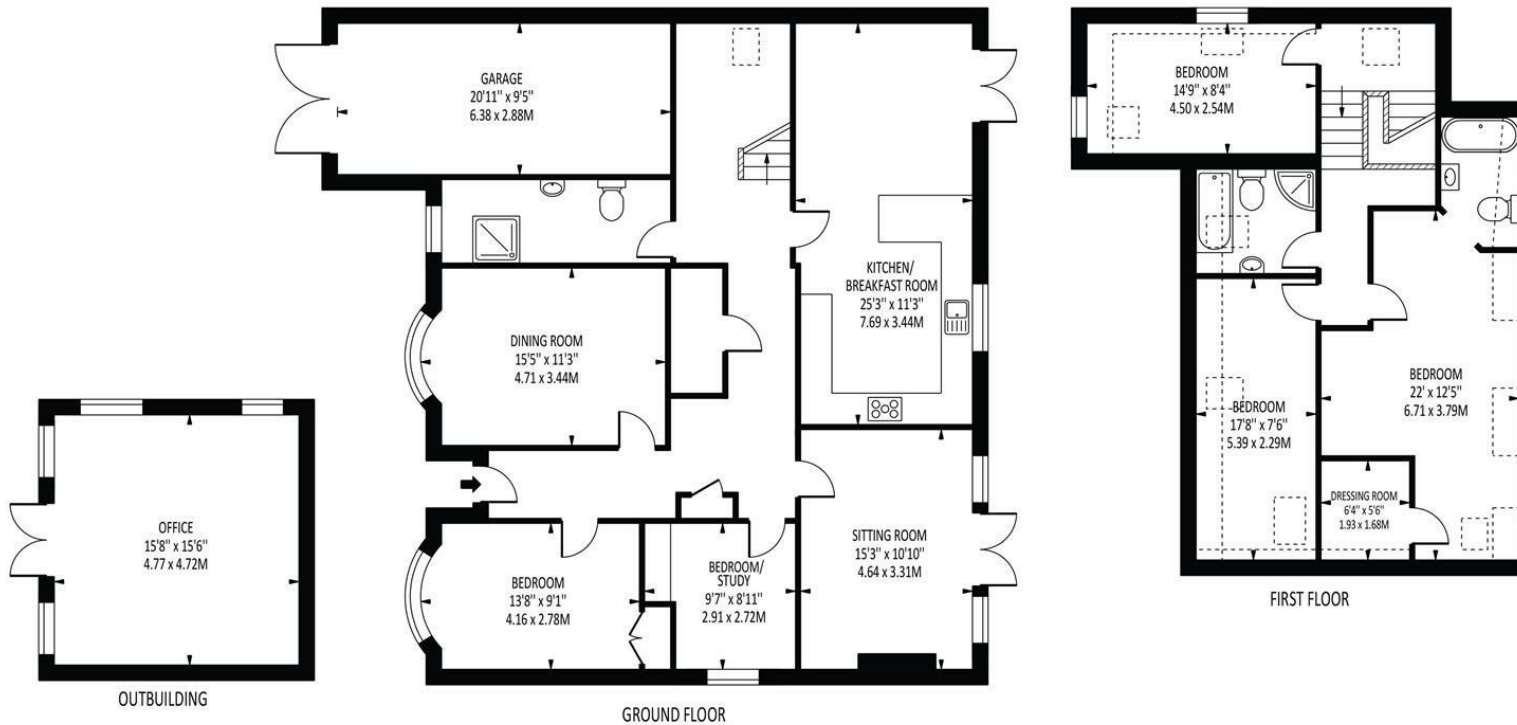




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Garlichill Road

Total Area: 2376 SQ FT • 220.77 SQ M
(Including Garage & Outbuilding)
Garage Area : 198 SQ FT • 18.37 SQ M
Outbuilding Area : 242 SQ FT • 22.51 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales		
EU Directive 2002/91/EC		

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