



Barn Elms Close, Worcester Park

The **PERSONAL** Agent

# Guide Price £849,950

## Freehold

- Exclusive gated development
- Stylish open plan kitchen / dining / living area
- High ceilings and exceptional natural light
- Five spacious bedrooms with made to measure fitted wardrobes
- Multiple ensuite bathrooms
- Three private balconies with far reaching views
- South-west facing landscaped garden
- Excellent transport links and nearby green spaces
- Designated Parking Spaces
- Stunning Parkland Views

Tucked away within a prestigious gated development in one of Worcester Park's most desirable locations, this exceptional five bedroom home offers a lifestyle defined by space, privacy and connection to nature.

From the moment you arrive, there is a sense of calm and exclusivity. Step inside and the home immediately impresses with its high ceilings, generous proportions and an abundance of natural light that flows effortlessly throughout.

At the heart of the home is a stunning open plan kitchen, dining and living space, a place designed not just for cooking, but for gathering, entertaining and everyday family life. Thoughtfully laid out with quality finishes and sleek worktops, it's a space that adapts seamlessly from busy mornings to relaxed evenings.

To the rear, the principal living room provides a more tranquil retreat, opening directly onto the garden. Sliding doors blur the boundary between indoors and out, creating a perfect setting for summer entertaining or peaceful evenings overlooking the garden.

The upper floors have been carefully arranged to offer both privacy and comfort.



The principal bedroom suite is a true sanctuary, bright, calm and beautifully positioned to take full advantage of the surrounding views. With direct access to a private balcony, it's the ideal spot to begin or end your day.

Across the home, five generously sized bedrooms provide exceptional flexibility, whether for growing families, guests, or working from home. Several rooms benefit from their own ensuite bathrooms and balconies, each offering a different perspective of the greenery that surrounds the property

Smart, sustainable & secure the property benefits from a range of high quality upgrades:

4KW solar panel system with 5Kw/h energy storage system (installed 2022, with 5-year warranty remaining) Tesla EV charger installed in 2023 Upgraded ADT alarm system with garden monitoring and smart doorbell

These thoughtful additions provide modern, future ready living with enhanced security, energy efficiency and practicality.

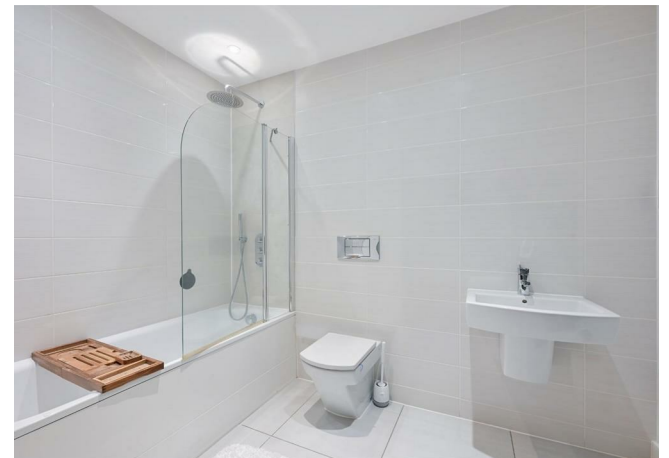
What truly sets this home apart is its unique connection to the outdoors. With three private balconies, you are never far from fresh air or an uninterrupted outlook, whether enjoying your morning coffee or simply taking in the peaceful surroundings.

The south west facing garden has been thoughtfully arranged to offer both lawn and landscaped areas, capturing the best of the afternoon and evening sun, perfect for family time, outdoor dining or quiet relaxation

Barn Elms Close enjoys a peaceful yet highly convenient position, surrounded by open green spaces and recreational facilities. Despite its tranquil setting, the property remains well connected, with several nearby railway stations providing access into London, and excellent road links via the A3 and M25. A range of local amenities, schools and transport options are all within easy reach, making this an ideal home for both families and commuters alike.

Tenure- Freehold  
Annual service charge amount (£) - 900.00  
Council tax band - F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







### Barn Elms Close

Total Area: 2081 SQ FT • 193.33 SQ M  
(Excluding Storage/ Shed)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	87
(69-80)	C		
(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	

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.

**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 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**

157 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.

