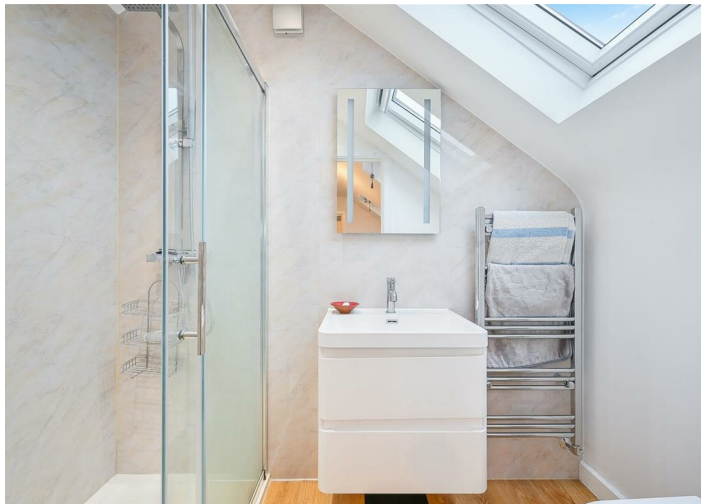




Great Tattenhams, Epsom Downs, Surrey
£969,999 - Freehold



**WILLIAMS
HARLOW**











Located in the desirable area of Epsom Downs, this exceptional detached chalet bungalow offers a perfect blend of space, of over 2,000 square feet with separate annex, comfort, and modern living. Boasting five generously sized bedrooms and five well-appointed bathrooms, this property is ideal for families seeking both privacy and convenience.

The property has been superbly extended, providing a vast open plan kitchen and family room that serves as the heart of the home. This expansive area is perfect for entertaining guests or enjoying quality time with loved ones. Additionally, the property features coffee and preparation area, making it a dream for those who love to cook and host gatherings.

Set on an enviable corner plot, the property benefits from attractive gardens that enhance its appeal. The outdoor space is perfect for relaxation or outdoor activities, while the side parking accommodates up to two vehicles, ensuring convenience for residents and visitors alike.

With its thoughtful design and ample living space, this chalet bungalow is a rare find in the Epsom Downs area. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this stunning chalet bungalow your own.

THE PROPERTY

This stunning property has been adapted and extended by the present owner to offer a luxury vibrant lifestyle with a balanced layout to support family every day needs. It is ideally designed where multiple generations can exist in harmony alongside staying guests as each of the bedrooms have adjoining bathroom/shower room. The upper floor can be accessed either internally or externally so could provide separated accommodation and independent access to the first floor from a door at the side. Overall the property offers a large open plan kitchen to the rear, wraparound gardens to the front, side and rear. Parking for two vehicles, accessed from Chapel Road. Five bedrooms each served by a bathroom. An additional bonus living and coffee preparation area to the first floor.

OUTDOOR SPACE

Mostly hidden from the road accessed from Chapel Way, principally leads to the parking area. There is a good sized area to the front and an easily maintained garden to the rear. The patio is large and perfect for entertaining and relaxation.

LOCAL AREA

The area of Epsom Downs if you haven't already visited and is renowned for the famous Epsom Downs Racecourse, host of The Epsom Derby. Both Banstead Village and Epsom town centre can be reached with ease. The

area is safe to walk around, perfect for the whole family with all local amenities to hand to include parks, schools, shops, restaurants and a community where you feel fully invested.

PLANNING APPLICATION APPROVED

Planning – Application Summary
Help with this page(opens in a new window)
22/02654/HHOLD
|
Proposed construction of a single-storey side extension

<https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=RM7ILD00&activeTab=summary>

VENDOR THOUGHTS

We have owned this property for a number of years and we have extended it to meet our own individual requirements which have been ideal for our family and long staying guests from overseas. The property lends itself extremely well and we have an abundance of happy memories. We sincerely hope that the new owners enjoy as much as we have.

LOCAL SCHOOLS

- Epsom Downs Community School – Ages 3-11
- Shawley Community Primary Academy – Ages 2-11
- Warren Mead Junior School – Ages 7-11
- Warren Mead Infant School – Ages 2-7
- St Annes Catholic Primary School – Ages 4-11
- Banstead Infant School – Ages 4-7
- Banstead Community Junior School – Ages 7-11
- The Beacon School Secondary School – Ages 11-16
- Banstead Preparatory School – Aged 2-11
- Aberdour School – Ages 2-11
- Glyn School - Aged 11-18

LOCAL TRAINS

- Epsom Downs Train Station – London Victoria 1 hour
- Tattenham Corner Station – London Bridge, 1 hour 9 min
- Epsom - Waterloo 36 minutes
- Epsom - Victoria 42 minutes
- Epsom – London Bridge 43 minutes

LOCAL BUSES

- S1 Banstead to Lavender Field (Mitcham) via Sutton
- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead,

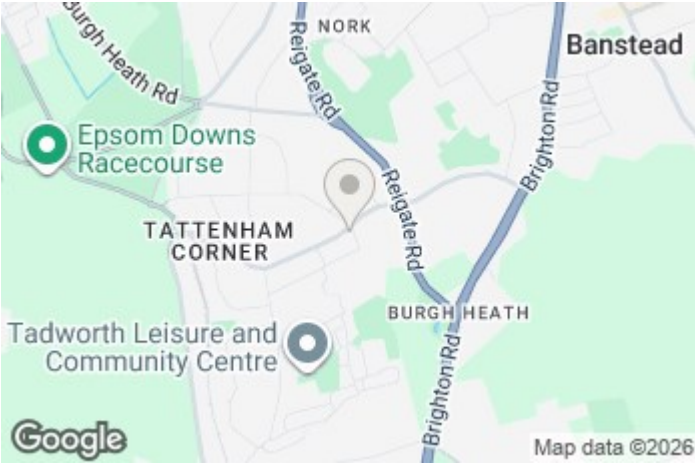
Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



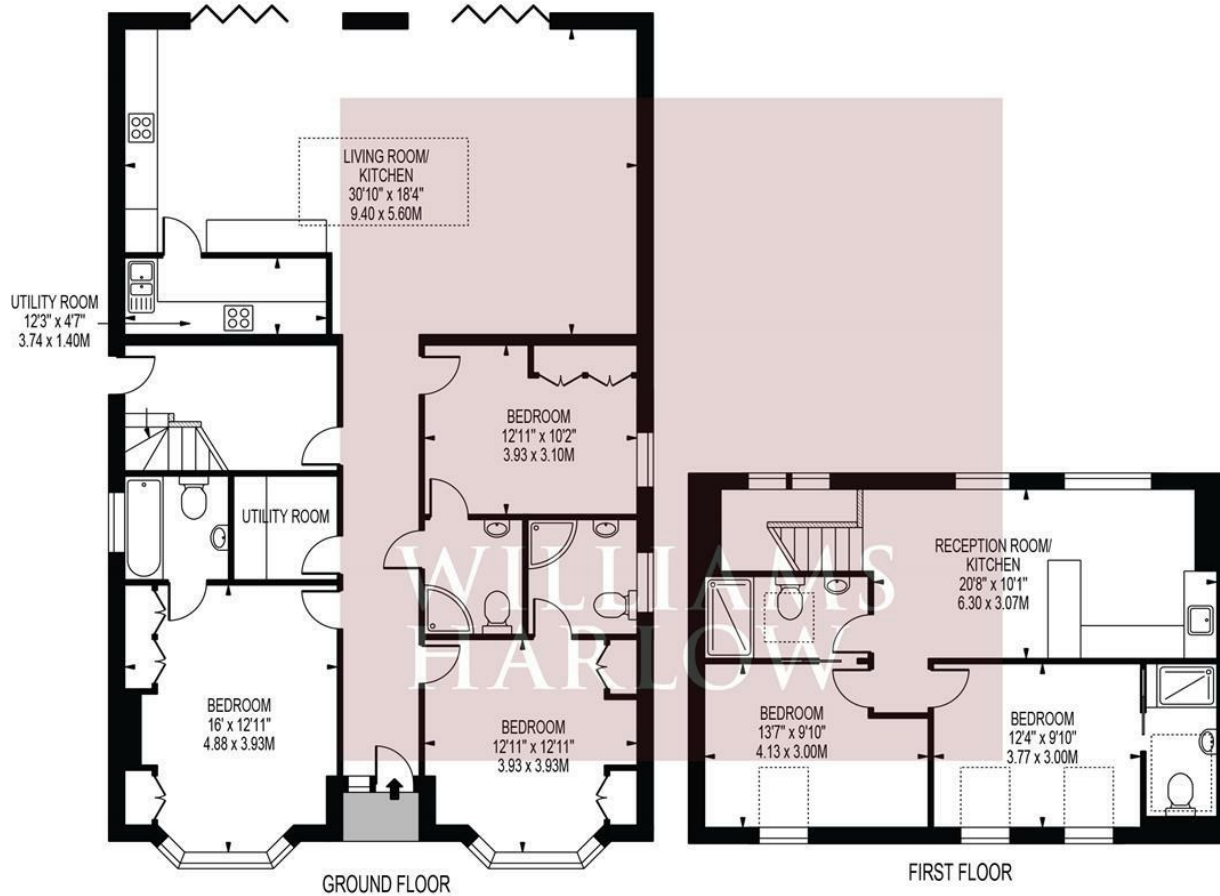
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

GREAT TATTENHAMS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2092 SQ FT - 194.36 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 32 SQ FT - 2.97 SQ M



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 OR 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
(81-91) B		
(69-80) C	69	
(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

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