

Great Tattenhams, Epsom Downs, Surrey

£1,200,000 - Freehold

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WILLIAMS HARLOW














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This impressive detached house offers a perfect blend of space, comfort, and elegance. Spanning nearly 3,500 square feet, the property boasts six generously sized bedrooms, making it an ideal family home. Each of the four bathrooms is thoughtfully designed, ensuring convenience and privacy for all residents.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining guests. The well-appointed layout allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. The property also features a basement, which presents an excellent opportunity for additional storage or potential conversion to suit your needs.

Outside, the beautifully landscaped gardens offer a serene retreat, perfect for enjoying the outdoors or hosting gatherings. With parking available for up to seven vehicles, this home caters to families with multiple cars or those who enjoy hosting visitors.

Great Tattenhams is a desirable location, known for its community spirit and proximity to local amenities, schools, and transport links. This property is not just a house; it is a place where cherished memories can be made. If you are seeking a spacious and versatile family home in a sought-after area, this residence is certainly worth considering.

THE PROPERTY

An outstanding six-bedroom, four-bathroom detached family residence, enviably positioned on the outskirts of the iconic Epsom Downs. Beautifully extended and arranged over four floors, this impressive contemporary home combines generous proportions with stylish interiors and exceptional versatility, perfectly suited to modern family living.

The heart of this remarkable home is undoubtedly the spectacular open-plan kitchen, dining and living space. Designed with both everyday family life and entertaining in mind, expansive glazed doors create a seamless connection between the interior and the beautifully landscaped rear garden. From relaxed family Sundays to sophisticated dinner parties and summer evenings entertaining friends on the terrace, this is a home designed to be enjoyed.

Occupying the entire top floor, the luxurious principal bedroom suite provides a private sanctuary, complete with a dressing area, en-suite bathroom and views overlooking the rear garden. Five further generously proportioned bedrooms occupy the first floor, two benefiting from their own en-suite facilities, complemented by a separate family bathroom.

More than simply a family home, this is a lifestyle property that effortlessly combines space, sophistication and contemporary luxury – a home in which to live, entertain and create lasting memories.

OUTSIDE SPACE

A stunning westerly aspect rear garden ideal for entertaining. Extending to an impressive 120 x 45 feet, the beautifully landscaped, westerly-facing rear garden is a particular feature of this exceptional home. Thoughtfully designed and finished to an exacting standard, the garden offers an outstanding combination of space, style and versatility.

The expansive contemporary terracing provides the perfect setting for alfresco dining, summer entertaining or simply relaxing with a glass of wine whilst enjoying the afternoon and evening sunshine.

Offering something for the entire family, this magnificent outdoor space is a natural extension of the home's impressive living accommodation, creating the ultimate environment for both relaxation and entertaining.

LOCAL AREA

The property is located within easy walk of excellent local schools plus green open spaces including the famous Epsom Downs, Tattenham recreation ground, the ever popular Nork Park. Banstead and Tadworth Villages for all your local amenities and Epsom town centre is easily accessible which offers a larger array of shopping facilities, restaurants and cafes. Asda superstore and Tattenham Corner shops are a short walk away. Tattenham Corner train station is also within an easy walk with direct train services into London Bridge within an hour. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep.

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

Tattenham Corner to London Bridge 1 hour
Banstead Train Station – London Victoria 1 hour
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 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.

ENHANCEMENT & STAGING DISCLAIMER

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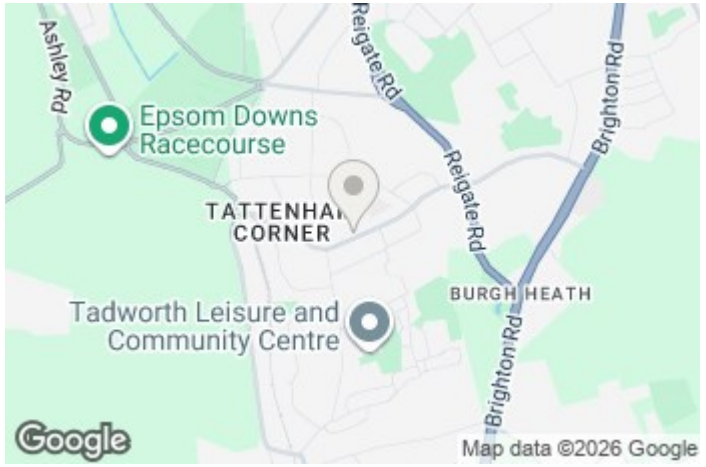
COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



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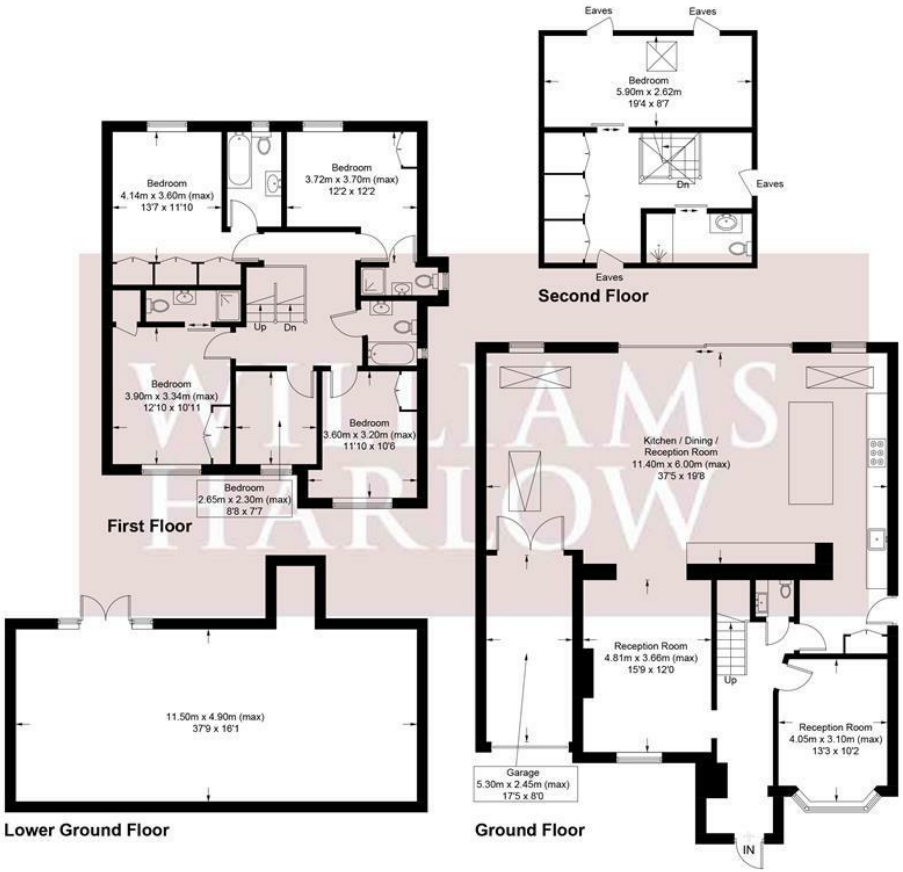
Great Tattenhams, KT18

Approximate Gross Internal Area = 319.2 sq m / 3436 sq ft



This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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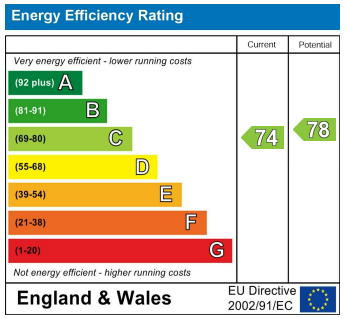

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