



Claremount Gardens, Epsom Downs, Surrey
Offers Over £1,250,000 - Freehold



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**WILLIAMS
HARLOW**











Within the exclusive gated development of Claremount Gardens in Epsom Downs, this remarkable detached house offers an exceptional living experience. With an impressive five bedrooms, four reception rooms and three bathrooms, this home is designed for both comfort and functionality, making it ideal for families of all sizes.

Upon entering the generous entrance hall, you will be greeted by four generously sized reception rooms, providing ample space for relaxation and entertainment. The modern design of the property ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout. The layout is thoughtfully arranged, allowing for both private and communal spaces, perfect for family gatherings or hosting guests.

One of the standout features of this property is its expansive garden, which is one of the largest plots within the development. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air in a tranquil setting. Additionally, the property boasts parking for up to eight vehicles, a rare find that adds to the convenience of this home.

The location is particularly advantageous, with excellent local private and state schools nearby, making it an ideal choice for families. Furthermore, residents can enjoy the nearby parks and the renowned Epsom Downs Racecourse, providing a variety of leisure activities right on your doorstep.

With no onward chain, this property is ready for you to move in and make it your own. This spacious modern home in Claremount Gardens is a rare opportunity that should not be missed.

THE PROPERTY

This property built approximately 20 years by Linden Homes it offers the finest spacious, adaptable family living with accommodation arranged over two floors. Because of the convenient location within the cul-de-sac it enjoys one of the largest garden plots and affords off street parking for numerous vehicles in addition a detached garage. The property is sold with no onward chain. With this luxurious modern detached home it affords the prospective purchaser to adapt and change the property for their own individual requirements. In addition there is also further extension potential subject to the constraints both at the side and rear. The property does have a spacious kitchen family room with all integral appliances plus a separate utility room and four generous separate rooms.

OUTDOOR SPACE

The standout feature of this property is the expansive grounds both to the front, sides and rear. Many of the other properties within the cul-de-sac

either have an adjoining garage, however, this property because of its wider aspect has a double garage which affords a much larger rear garden. Most of the gardens are principally laid to lawn interspersed with attractive flower and shrub borders and an array of mature trees to the rear.

THE LOCAL AREA

Highly desirable and comes under the name of Epsom Downs where most buyers will know is the home of the Epsom Downs Derby the most famous flat racecourse within the UK. The area quiet and safe for families and the property enjoys a good degree of privacy. Excellent schools are nearby with local shopping facilities at Tattenham Corner and Driftbridge. Banstead and Epsom are a short distance away.

VENDOR THOUGHTS

The property has been a well cared for family home for the last 13 years, however, not occupied full time because of owning an additional property overseas. The property although much loved now needs to be passed onto new owners to enjoy it as much as we have.

WHY YOU SHOULD VIEW

The garden, plentiful parking, spacious accommodation extending up to xxx sq ft all located in one of the area’s most highly desirable gated complexes.

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

LOCAL TRAINS

- Banstead Train Station – London Victoria 1 hour
- Sutton – London Victoria 33 minutes
- Sutton to London Bridge 39 minutes
- Tattenham Corner Station – London Bridge, 1 hour 9 min
- Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
- Tadworth – London Bridge 1 hour
- Epsom – London Bridge or London Victoria 50 min
- Epsom Downs to London Victoria 1 hour 1 min

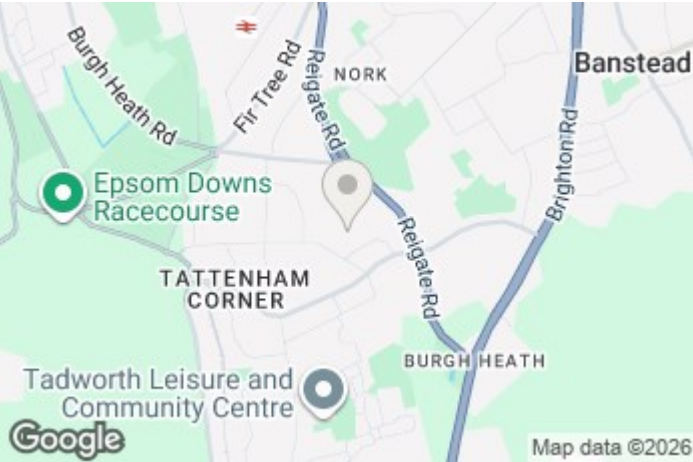
LOCAL SCHOOLS

- Warren Mead Junior School – Ages 7-11
- Warren Mead Infant School – Ages 2-7

- Epsom Downs Community School – Ages 3-11
- Shawley Community Primary Academy – Ages 2-11
- The Beacon School Secondary School – Ages 11-16
- St Andrews Catholic School – Ages 11-19
- Sutton Grammar School – Ages 11-18
- Rosebery School – Ages 11-18
- Nonsuch High School for Girls – Ages 11-18
- Banstead Preparatory School – Aged 2-11
- Aberdour School – Ages 2-11

COUNCIL TAX

Reigate & Banstead BAND G £3,898.91 2024/25



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CLAREMOUNT GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2380 SQ FT - 221.13 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 313 SQ FT - 29.09 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		83
(81-91) B		
(69-80) C	76	
(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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