



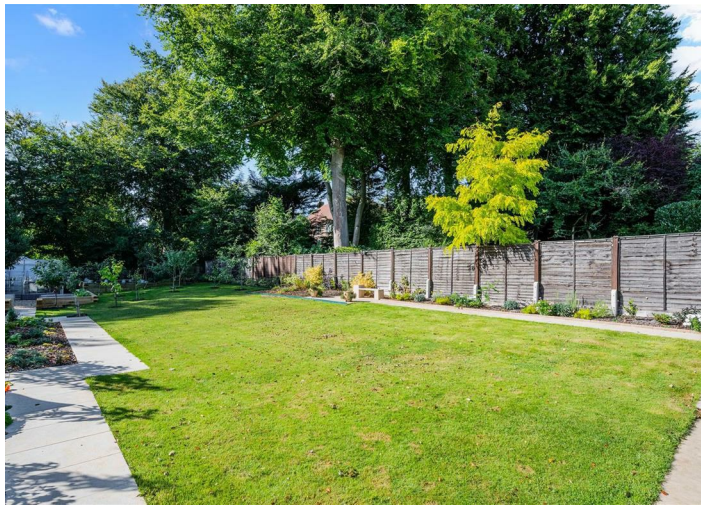
Downs Wood, Epsom Downs, Surrey
Asking Price £1,175,000 - Freehold

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WILLIAMS
HARLOW











Located in the highly sought-after area of Downs Wood, Epsom Downs, this exquisite detached family home offers a perfect blend of elegance and modern living. With an impressive layout featuring three spacious reception rooms, this property is designed for both relaxation and entertaining. The four well-appointed bedrooms provide ample space for family and guests, while the three bathrooms ensure convenience and comfort for all.

The house has been thoughtfully extended and is presented in exceptional order throughout, showcasing a harmonious balance of style and functionality. The superbly landscaped gardens, both at the front and rear, create a tranquil outdoor oasis, ideal for enjoying sunny afternoons or hosting gatherings.

Situated on a desirable residential road, this property benefits from its proximity to local amenities and highly regarded schools, making it an ideal choice for families. Additionally, the convenience of parking for up to four vehicles adds to the appeal of this remarkable home a stones throw from famous Epsom Downs.

With no onward chain, this is a rare opportunity to acquire a stunning property in a prime location. Whether you are looking to settle down in a vibrant community or seeking a spacious family home, this residence in Downs Wood is sure to impress.

THE PROPERTY

A handsome built house which is glorious in nature and aspirational in promise. Proudly confident in its surroundings the frontage is super charming and very alluring. Originally built we believe in the 1950's, a house that has since been modernised and extended to produce a luxury family room where multiple generations can co-exist in harmony. The total accommodation comprises of three generous reception rooms, a spacious kitchen with utility room and four bedrooms to the first floor. The principle bedrooms both benefit from en-suite facilities alongside a main bathroom. The highlights include an ultra wide impressive grand hallway and a kitchen which has been stylishly modernised as an excellent heart of the home. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles, elderly parents, teenage children or staying guests.

OUTDOOR SPACE

The plot measures 200 ft x 50 ft (0.21 acres) and without doubt the gardens are considered some of the most impressive in the Epsom Downs area. It has taken many years of investment and time to produce a near perfect show garden as this one. Absolutely needs to be seen. There is a large expansive well patio to the rear with a brick retaining wall, a large area of lawn, greenhouse and also a workshop towards the end of the garden.

There are fruit trees galore including apple, pear, peach, apricot, quince, cherry, damson, almond, fig, grape vine and crab apple.

LOCAL AREA

Epsom Downs if you haven't already visited is a must. Unlike many other Surrey towns it offers a short walk to the famous Epsom Downs Racecourse, the home of the Epsom Derby. There is a thriving local high street with plenty of independent shops and a mainline train station at Tattenham Corner which connects to London. There area excellent schooling and vast green open spaces. However it is the general relaxed and peaceful neighbourhood which allows you take evening walks without a second thought and a community where people feel invested.

VENDOR THOUGHTS

We have loved living here, it's a great location, handy for stations and shops without being at all noisy. The space with the house is quite versatile and easily configurable as to how people wish to live. The garden is designed for easy year round maintenance, as well as having a great entertaining terrace, for those parties and barbecues that this house easily accommodates. Coupled to the above, the Downs are 250 metres away which makes it ideal for dog walking and evening strolls. It deserves to have new people and ideas on how it should be used, so it's now time for us to move on and let someone else enjoy the house and its location, just as we have done over the past 20 years.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it encompasses everything good about the Epsom Downs area. Our feeling is the next owner will settle quickly and enjoy many years here. The whole family will be well served by schools, transport, shops and local restaurants and an all round sense of security. Lastly the gardens are an absolute must to be seen.

LOCAL SHCOOLS

- 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

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

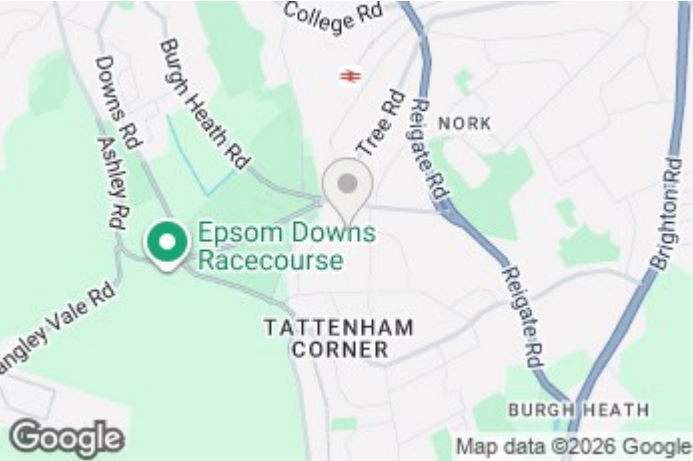
- S1 Banstead to Lavender Field (Mitcham) via Sutton
- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
- 420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
- 420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

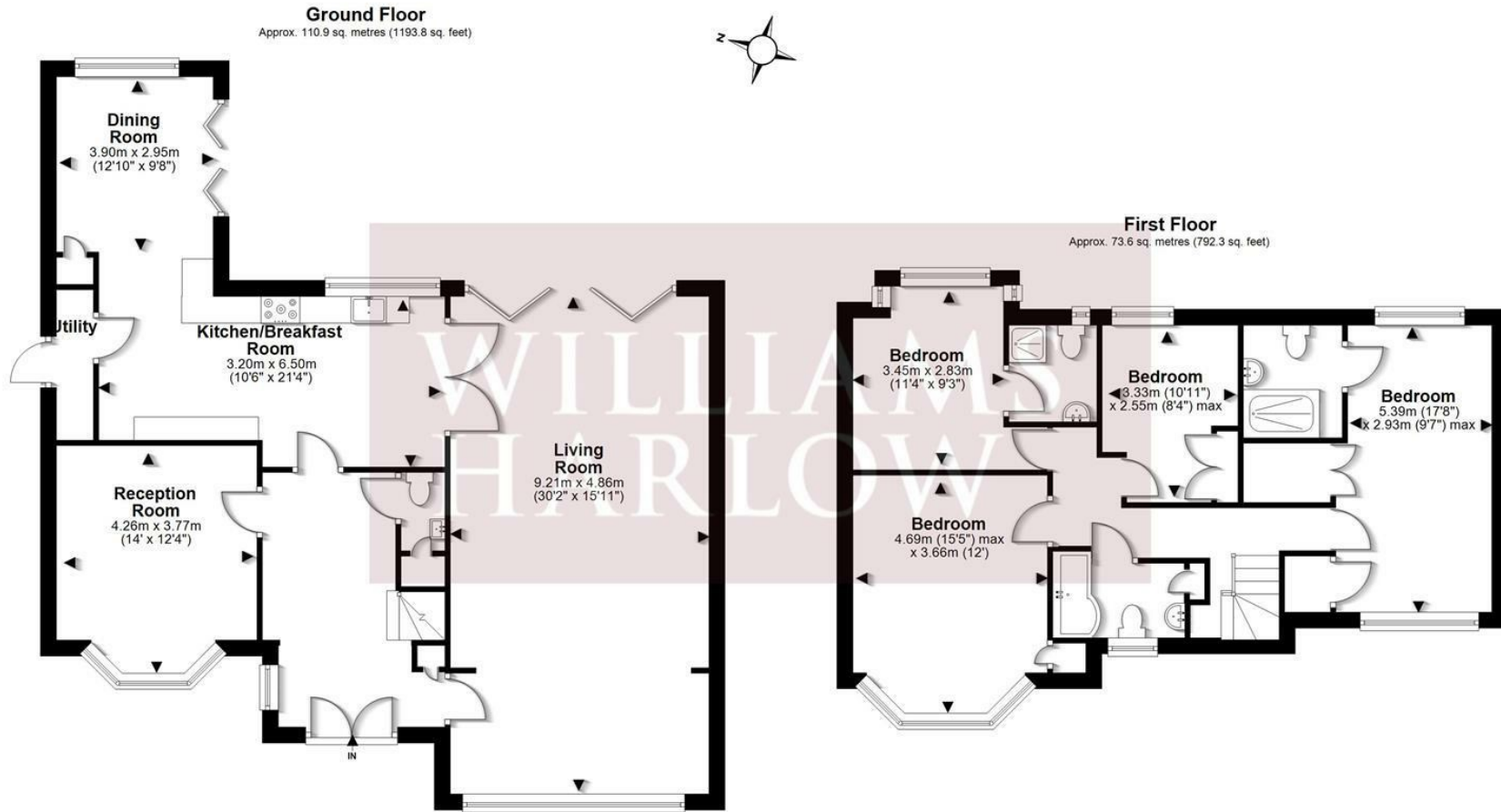
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COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26



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Total area: approx. 184.5 sq. metres (1986.1 sq. feet)

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		
England & Wales	74	79
EU Directive 2002/91/EC		

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