



Shawley Way, Epsom Downs, Surrey  
Offers Over £1,000,000 - Freehold



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**WILLIAMS  
HARLOW**











This impressive five bedroom detached house offers a perfect blend of space, comfort, and convenience. Dating back to the 1950s, the property boasts handsome double fronted elevations that exude character and charm. Set within a generous 0.2-acre plot, the home features a remarkable rear garden that extends to an impressive 120 feet, providing an ideal outdoor space for families and garden enthusiasts alike.

The accommodation is thoughtfully arranged over two floors, offering ample room for both relaxation and entertainment. With three well-proportioned reception rooms, there is plenty of space to host gatherings or enjoy quiet evenings at home. The six bedrooms provide flexibility for family living, guest accommodation, or even a home office, catering to a variety of lifestyle needs. Additionally, the two bathrooms ensure that morning routines run smoothly for everyone.

Parking is a breeze with space for up to two vehicles, complemented by a detached garage for added convenience. The property is ideally situated for access to excellent local schools, making it a perfect choice for families seeking a nurturing environment for their children.

In summary, this delightful home on Shawley Way presents a rare opportunity to acquire a spacious and well-appointed property in a sought-after location. With its charming features, expansive garden, and proximity to local amenities, it is sure to appeal to discerning buyers looking for a family home that combines both comfort and practicality.

## THE PROPERTY

A handsome double fronted detached property proudly confident in its surroundings. The frontage is super charming and very alluring and believe originally built in the 1950's. The house since then has been modernised and added to to produce a luxury home for multiple generations to co-exist in harmony. The total accommodation comprises of five bedrooms, one of which has been sectioned off and could be converted into a wet room with water source in place for this, there is also three reception rooms and two bathrooms. There is also a downstairs WC and an expansive inviting entrance hall. There is also a

large kitchen to the rear with an attached dining room with super views over the rear garden.

## OUTDOOR SPACE

Without doubt considered to be one of the most impressive gardens within the area. It has taken many years of investment and time to produce this near perfect garden. Absolutely must be seen. The overall plot measures 0.2 acres and the rear garden extends to 120 feet. To the front there is a private driveway and garage.

## 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, local library 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 knew we wanted to buy this house from the moment we viewed. That was many years ago now and over that time we have sympathetically extended the property to suit our needs. We have many happy memories here and we sincerely hope the new owners will enjoy it as much as we have.

## BENEFITS

Walking distance of good local schools, Epsom Downs, local shops and Tattenham Corner train station with connections to London and other routes.

## 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

The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## LOCAL TRAINS

Tattenham Corner Station – London Bridge, 58 minutes  
Epsom Downs Train Station – London Victoria 1 hour  
Epsom - Waterloo 36 minutes  
Epsom - Victoria 42 minutes  
Epsom – London Bridge 43 minutes

## LOCAL BUSES

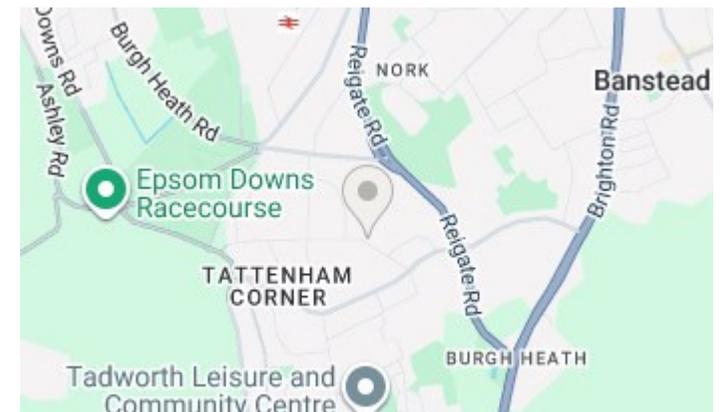
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate  
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead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

## WHY WILLIAMS HARLOW

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## COUNCIL TAX

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



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## SHAWLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1667 SQ FT - 154.90 SQ M  
(EXCLUDING GARAGE, GARDEN CABIN & GARDEN STORAGE/OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.20 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN CABIN: 137 SQ FT - 12.74 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA GARDEN STORAGE/OFFICE: 51 SQ FT - 4.77 SQ M



GROUND FLOOR

FIRST FLOOR

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			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

