



Ruden Way, Epsom Downs, KT17 3LL



Guide price

£1,495,000

Freehold

- 0.79 of an acre plot
- Totalling 4109 Sq Ft
- Five double bedrooms
- Three reception rooms
- Stunning kitchen
- Orangery built by Amdega
- Two ensuites and a bathroom
- Detached office with annexe potential
- 42ft games room
- 300ft x 90ft South/Westerly garden

Offering over 4100 Sq Ft of accommodation and sat on an incredible plot approaching 0.8 of an acre, this substantial detached family home enjoys a superb location within a highly desirable road, backing directly onto Epsom Downs Golf course.

Enjoying many character features, including an original oak panelled entrance hall and inglenook fireplace in the sitting room, this attractive property offers flexible accommodation with five double bedrooms, two ensuites, three reception rooms, impressive kitchen, Amdega orangery, utility room and has the added bonus of an independent office/study with kitchenette and a 42ft games room above, all of which provides the perfect foot print for a self contained annexe if required.

Set in delightful mature landscaped grounds with the South/Westerly facing rear garden measuring 300ft x 90ft and backing on to the third hole of the Epsom Downs Golf course. As well as extensive lawned areas, there is a paved sun terrace which is the perfect spot to catch the last of the evening sun, vegetable garden and natural woodland area.

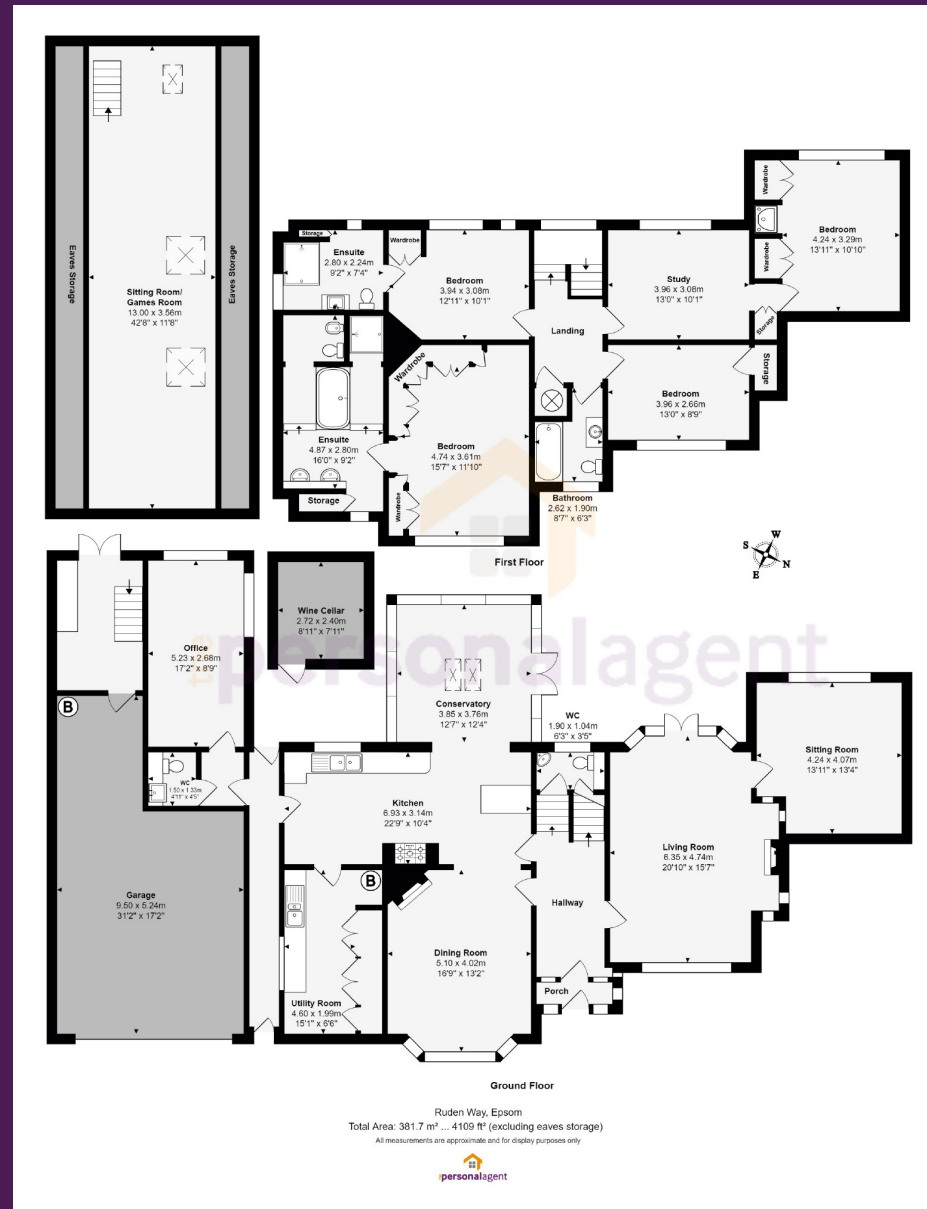


As soon as you step through the front door, the amazing feel of the property and fantastic layout is immediately evident. The stunning original wood panelling in the entrance hall and inglenook fireplace provide amazing character and a real wow factor. The kitchen links to the Amdega Orangery in order to create a fantastic entertaining space, as well as great family accommodation. The ground floor is completed by a large dining room, family room, downstairs cloakroom and utility room. On the first floor are five double bedrooms, two ensuite's and a family bathroom. The 300ft x 90ft (maximum) South/West facing rear garden is a real feature and enjoys an excellent degree of privacy. Whilst the carriage driveway and 90ft x 55ft frontage complete this fine home.

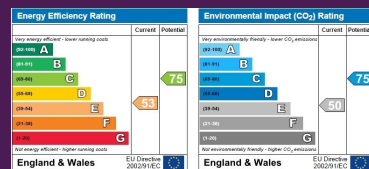
The rear gate gives direct access to the golf course and downs. There is the potential for a swimming pool, tennis court or even loose boxes for horses. Ruden Way is a highly desirable road within close proximity to Epsom Downs station. There are also many alternative stations available within a short radius. If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just at the end of the road. The practicality of the location continues with a number of local convenience stores should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is Banstead Village.







Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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