



Spinneys, Langley Vale Road, Epsom, Surrey, KT18 6AL

£1,495,000 Freehold

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- Attractive contemporary art deco styled 1930's detached family home
- Backing exclusive RAC Woodcote Park
- Four flexible good sized reception rooms
- Superb kitchen/breakfast room
- Principal bedroom suite of 18'6ft x 14ft minimum
- Four further bedrooms & two balconies
- Family bathroom & downstairs cloakroom
- Detached double garage & sweeping driveway
- Grounds of 0.573 acres with a 184' frontage
- Easy access for Epsom Downs and greenbelt
- Central location for Ashtead Village and Epsom
- Council tax band: G
- EPC Rating: C



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The Property

Dating back to around 1936, this much loved substantial detached family home has been thoughtfully modernised preserving many original features whilst marrying them seamlessly with delectable art deco finishes. Having been extended by the current owners to a high standard this inviting home creates a delightful living environment for those looking for an established characterful home in an idyllic yet central location.

Spinneys enjoys a delightful elevated position nestled within a plot of 0.573 acres and is approached via an impressive sweeping driveway which leads to an attractive double detached garage, with ample additional parking.

A substantial oak front door opens onto an impressive reception hall with tasteful oak joinery framing the stairwell and a sizable cloakroom. Bespoke doors lead to a relaxed traditional sitting room enjoying a dual aspect with unspoilt views to the front and rear grounds complemented by an invitingly striking inglenook with an open fireplace, providing an idyllic Christmas backdrop. The spacious dining room can be accessed from the sitting room or via a further matching bespoke door from the hallway and benefits from a bay window area overlooking the exclusive RAC golf course creating plenty of room for a study area.

The thoughtfully refitted kitchen features bi-folding doors to a good size patio making the most of those idyllic views thus providing an ideal area for entertaining. Fittings include ample cupboards and drawer space, room for a range cooker as well as a large granite island complemented by granite work surfaces. The breakfast table sits close to the coal effect gas burning stove which blends comfortably to create a contemporary finish. A neat utility room off the kitchen also features. Direct access leads to a good-sized family/play room with a door leading to a cosy and contemporary second lounge/snug featuring an eye-catching fireplace and a door leading to the patio.

The first-floor landing is approached via the characterful rising, turning staircase and is bathed in natural light from its large picture window. The principal bedroom suite enjoys the luxury of ample built in wardrobes, a bright dressing area looking onto its own balcony with far reaching views to the exclusive and stunningly maintained RAC country club completed by a 4-piece en-suite. Four further bedrooms, one with its own small balcony, are also served by a superb 4-piece bathroom suite. The private breath-taking grounds are beautifully maintained and comprise a lightly wooded garden with 184' frontage of mainly lawn and to the rear, specimen firs and hedging offer a good deal of privacy whilst making the most of the desirable golf course landscape.

Situation

Located opposite the exclusive RAC country club nearby Ashtead village and The City Of London Freeman's School.

Acres of open green belt and National Trust land are also within easy reach on the nearby Epsom Downs and Headley Heath providing ideal facilities for the walking, riding and cycling enthusiasts.

Ashtead Village is within easy reach and has a wide range of specialist local shops, choice of restaurants and cafes. Ashtead Station provides fast and frequent services to Waterloo (41 mins) and Victoria.

There is also a further excellent choice of schooling both in the state and private sector nearby including the 'Outstanding' St Giles Primary School, City of London Freeman's School and St. Andrews on the Ashtead border.

Both Epsom and Leatherhead town centres are a short distance providing more comprehensive shops, multi-plex cinema, theatre, gyms and sports clubs. The RAC Golf and Country Club is within easy reach of this property as is Tyrrell's Wood Golf Club.

Junction 9 of the M25 is within two miles of Ashtead linking Heathrow, Gatwick airports and the national motorway network.

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