

# THE GEORGIAN HOUSE

THE RIDGE • EPSOM • KT18



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***Five bedroom detached refurbished home situated on the premier road in Epsom.***

Entrance hall • Drawing room • Dining room • Family room  
Open plan kitchen/ dining area • Utility room • Cloakroom

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Lower ground floor with: Reception room  
Media room/ Gym • Study • Ample storage  
Two bedroom suites with dressing rooms

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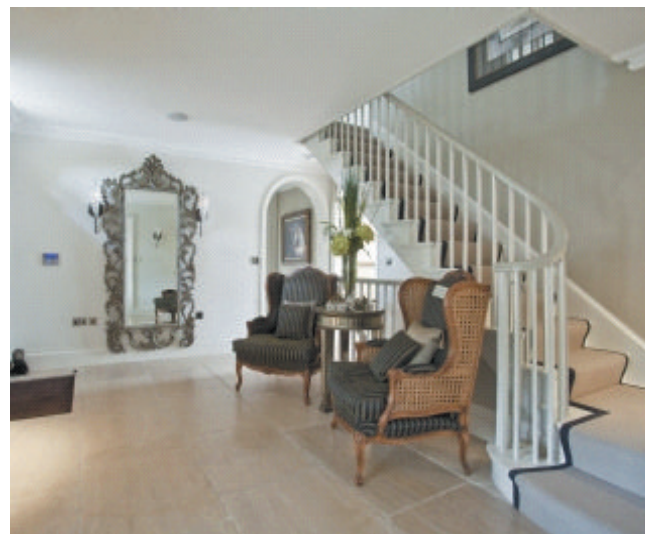
Master bedroom with en suite and dressing room  
Two further bedrooms

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Double garage with internal access  
Large west facing garden with sun terrace  
Private gravel driveway • Electric gates

Epsom 2 miles • London 19 miles  
M25 2.3 miles (Junction 9) London by rail 35 minutes  
(\*All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## The Georgian House

This impressive home has been extensively refurbished to create a luxurious five bedroom family home. The house extends to 4,992 square feet and is arranged over three levels.

The lower ground floor consists of a spacious landing hall, separate reception room, a media room/ gym, a study and ample storage space. Additionally, there are two bedroom suites both offering a dressing room and double doors out to the garden. The ground floor has a marvellous and bright kitchen which leads on to a family room and a dining area with access out to a sun terrace that wraps the rear perimeter of the house. This floor further benefits a separate dining room, a drawing room, a utility room and cloakroom. The master bedroom with en suite bathroom and dressing room is found on the first floor along with two further guest rooms.

The large rear garden is west facing and enjoys a stunning wraparound sun terrace, ideal for entertaining. There is a substantial well-maintained lawn and many specimen trees and flowering border plants.



**Schools:** The area boasts an excellent range of both private and state schools, namely Epsom College, City of London Freeman's School, St John's and Downsend.



**Entertainment and Sports :** The area has a wide range of cultural pursuits including cinemas and theatres in Epsom and Reigate. Epsom Downs racecourse is moments away and within a short drive there is the RAC Golf & Country Club.



**Shopping and Restaurants :** Epsom has excellent shopping, fine restaurants and a good selection of local pubs.



**Travel:** It has excellent commuter facilities with the M25 being only a short drive away providing access to the A3, Heathrow and Gatwick Airports.



**Train:** The mainline railway station located at Epsom provides regular trains to London Victoria, London Waterloo & London Bridge.



**Approximate Gross Internal Floor Area  
463.8 sq.m./4,992 sq.ft.**

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Lower Ground Floor



Ground Floor



First Floor

