



Great Tattenhams | Epsom | Surrey  
**Guide Price £1,195,000**







Great Tattenhams, Epsom, Surrey

## **Guide Price £1,195,000**

### **Freehold**

A fantastic opportunity to acquire a spectacular five bedroom, five bathrooms detached home set in the sought after location of Epsom Downs offering easy access to Tattenham Corner, Epsom town centre and local transport links. The property has been modernised to a very high standard by the current owner and offers new and modern heating and media systems throughout. The property is approached via a large graveled driveway providing parking for multiple cars. The accommodation comprises of a large entrance hall with engineered solid oak flooring throughout, a separate family room, snug, luxury fitted kitchen/dining room, downstairs W/C, five good sized bedrooms all with en-suites, dressing room and games room which could be used as an additional bedroom. The property also benefits from a garage, a secluded rear garden and no ongoing chain.





### **Entrance Hall**

GRP Composite front door two double glazed obscure window to front aspect, engineered solid oak flooring, media cupboard housing meters, radiator

### **Family Room**

Bay double glazed window to front aspect, radiator, bespoke oak flooring throughout, nest thermostat, open with dining room

### **Dining Area**

Tiled flooring, double glazed patio doors to garden, radiator, large double window to rear aspect, open plan with kitchen, individually controlled electric underfloor heating zone

### **Kitchen**

Breakfast bar, luxury granite worktops, range of framed base and matching wall mounted units with a subtle bone white painted finish, eye level built in AEG single oven & AEG combination microwave oven, gas & induction hob with overhead stainless steel extractor fan, composite granite sink with drainer, inset floor spot lights, large double glazed window to rear aspect, built in fridge/

freezer, washing machine/dryer, dishwasher and larder, part tiled walls, individually controlled electric underfloor heating zone

### **Snug**

Engineered solid oak flooring, radiator, multiple power points

### **Downstairs W/C**

Low level W/C, double glazed obscure window to side aspect, wall mounted sink with storage underneath





### **First Floor Landing**

Balustrade staircase, fitted carpet, NEST thermostat, doors leading to all first floor rooms

### **Bedroom Five**

Double glazed bay window to front aspect, radiator, fitted carpet, inset spot lights, as with all bedrooms there is a TV, FM/DAB, 2 Satellite sockets and a Cat6 point

### **Ensuite**

Tiled flooring, low level W/C, wall mounted sink with vanity unit, double glazed window to side aspect, extractor fan, chrome towel radiator, tiled shower cubicle, large fixed waterfall shower head with separate hand held shower attachment

### **Bedroom Four**

Fitted carpet, double glazed window to rear aspect, radiator

### **Ensuite**

Low level W/C, tiled flooring, shower cubicle with glass screen, tiled wall, large fixed waterfall shower head with separate hand held shower attachment, wall mounted sink, chrome towel radiator, obscure double glazed window to rear aspect







### **Dressing Room**

Fitted carpet, radiator, offers potential to be used as a study room

### **Bedroom Three**

Double glazed bay window to front aspect, fitted carpet,

### **Ensuite**

Tiled flooring, panel enclosed bath, large fixed waterfall shower head with separate hand held shower attachment, obscure double glazed window to front aspect, low level W/C, wall mounted sink with storage, chrome towel radiator



### **Master Bedroom**

Fitted carpet, double glazed window to rear aspect, radiator

### **Ensuite**

Low level W/C, wall mounted sink with vanity unit, large fixed waterfall shower head with separate hand held shower attachment, tiled wall, tiled flooring, chrome towel radiator, obscure double glazed window to rear aspect

### **Second Floor Landing**

Balustrade staircase, storage room housing hot water cylinder, water pressure system, system boiler and water softener appliance





### **Cinema /Games Room**

Velux roof window, multi aspect with double glazed velux windows to all aspects, fully wired and prepared for a state of the art cinema room installation, eaves storage, could be used as an additional bedroom

### **Ensuite /Wet Room**

Fully tiled, glass screen with large fixed waterfall shower head with separate hand held shower attachment, low level W/C, wall mounted sink



### **Garden**

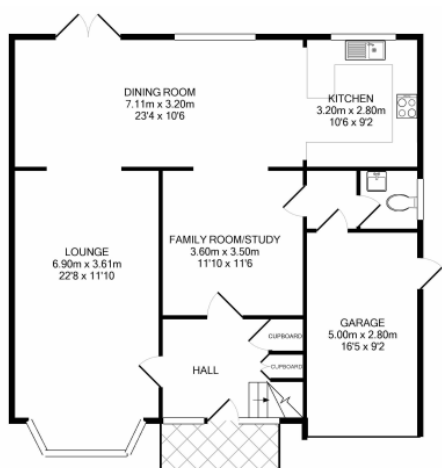
Private & secluded south facing rear garden, patio area, water feature, garden shed/workshop with power and light, mature shrubs and flower bed borders, seating area at the rear, mainly laid to lawn

### **Garage**

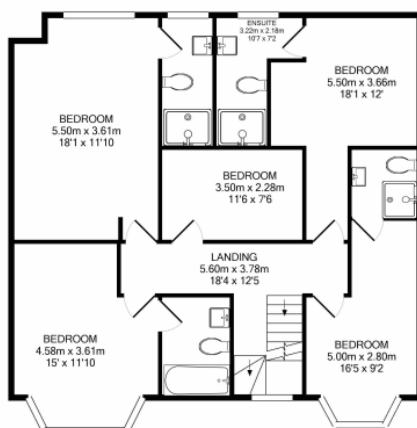
Electric roller door, electricity provided, double glazed obscure door leading to side access

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

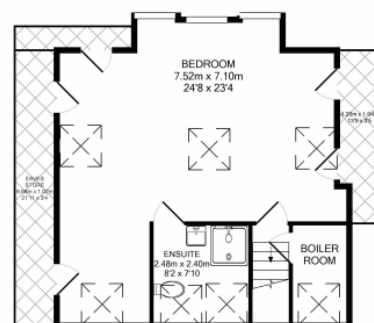
### **Your View...**



Ground Floor  
Approx. Floor  
Area 95.2 Sq.M.  
(1025 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 94.3 Sq.M.  
(1015 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area 49.3 Sq.M.  
(531 Sq.Ft.)

Total Approx. Floor Area 238.9 Sq.M. (2571 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Goodfellows Branch Network



## Local Authority

## Agents Notes

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## All Measurements

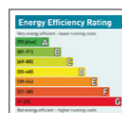
All Measurements are Approximate

## RESIDENTIAL SALES

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For full EPC please contact the branch