



Garlichill Road, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,175,000 Freehold

- Approx. 2600 Sq. Ft of accommodation
- Cleverly extended detached family home
- Periphery of world famous Epsom Downs
- Four double bedrooms
- Three ensuites & family bathroom
- 26ft kitchen/dining room
- Two further reception rooms
- 0.26 of an acre Westerly facing plot
- Outdoor kitchen & entertainment space
- Generous driveway & oversized garage



Just moments from the open spaces of the world famous Epsom Downs, this imposing, unique and attractive detached family home benefits from a fantastic position and enjoys a plot of 0.26 of an acre with a direct West facing garden. Having been the subject of a total refurbishment and extension program by our clients over their time here, the property is offered to the market in incredible order and must be viewed to be fully appreciated.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired. When you couple the flexible space it provides with the generous plot and secluded 119ft x 48ft rear garden, finding a more impressive and attractive home, on the doorstep of the Downs, will be a very difficult task indeed.

The flexible, sophisticated and elegant design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 2600 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

As soon as you step into the welcoming central entrance hall the wonderful feel of this house is immediate, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining as it links directly to the terrace with bi-fold doors that open all the way.

There is a double aspect family room that is centred around a contemporary fireplace which has a nice cosy feel to it and in turn this room links to a garden room/conservatory which is also a great space to relax and chill out in. To the front of the property there are two generous double bedrooms, one with ensuite facilities and the other with sole use of the family bathroom.

The ground floor is completed by a large utility room which doubles as a boot room whilst the oak staircase and glass balustrade provide access to the rest of the bedrooms upstairs.

On the first floor our clients have created two exceptionally well proportioned bedrooms, both could easily be used as principal bedroom suites due to their sizes, defined seating areas, fitted wardrobes and generous ensuite bathrooms.

Outside the property benefits from a large driveway with parking for several cars and in addition there is a useful oversized garage and EV charging point. The stunning Westerly facing rear garden which is wonderfully private has been professionally designed to create that real 'wow' factor. The terrace benefits further from an amazing covered entertaining area with full outdoor kitchen, defined seating areas, outside heating, built-in speakers and adjustable blinds and windbreakers too.

Homes on Garlichill Road are always popular, especially one as turn-key and flexible as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold
Council tax band - G







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 Total Area: 241.5 m² ... 2600 ft² (excluding outside area)
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The
PERSONAL
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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