



Bramble Walk, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Fronting onto a nature reserve
- Heart of a picturesque conservation area
- Wealth of character & charm throughout
- Stunning kitchen/dining/family space
- Separate cosy living room
- Three generous & flexible bedrooms
- White bathroom suite with roll-top bath
- Southerly facing landscaped garden
- Close to Town, Station & outstanding schools
- Vendor suited & ready to move



Fronting directly onto a nature reserve within the heart of the Stamford Green conservation area, this attractive and charming Victorian semi-detached home has been the subject of a comprehensive refurbishment program, which enjoys stylish and individual design touches that seamlessly blend with a characterful and homely feel throughout.

The cleverly designed accommodation provides the perfect layout for relaxed living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been finished to the owners' exacting standards. The simply stunning open plan kitchen/dining/family room creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor. Finding a more impressive home in this most sought after of locations would be a very difficult task indeed.

As soon as you step through the front door the amazing feel of the property is immediately evident, with lots of natural light and a superb high level finish throughout.

The cosy living room is all centered around a wood burning stove where you can relax and look out the sash window over the common, there is a stunning open plan reception space to the rear which incorporates a handmade Devol kitchen and a dining room with stripped wooden floorboards, which is a great family space. From here there is access to the garden through the boot room.

From a practical sense the ground floor is completed by a beautiful bathroom with roll-top bath.

On the first floor there is a generous master bedroom with the most amazing outlook to the front, a second generous double bedroom with wood burning stove and then stairs up to the loft room which provides a third bedroom space.

Further noteworthy points include a beautifully landscaped and incredibly private courtyard garden which enjoys an almost direct Southerly aspect, making it the perfect suntrap and a great area to entertain in.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station which is approximately 1.0 mile away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold
Council tax band - D

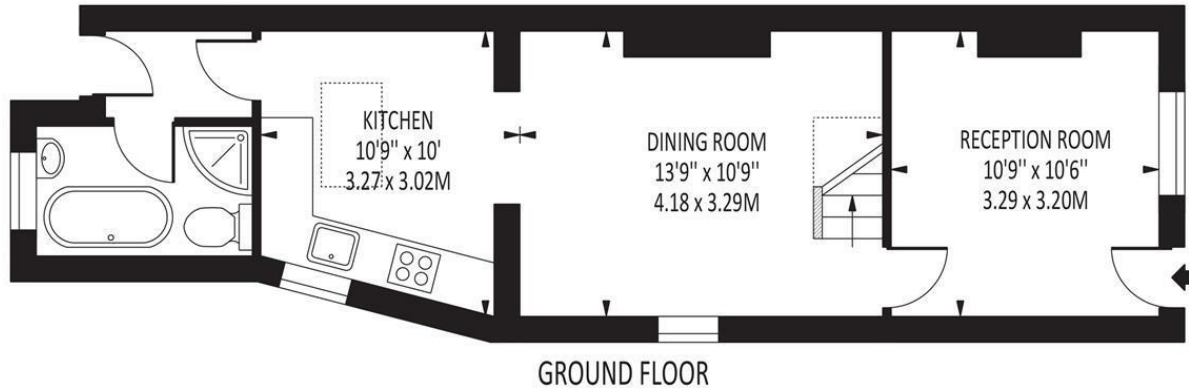
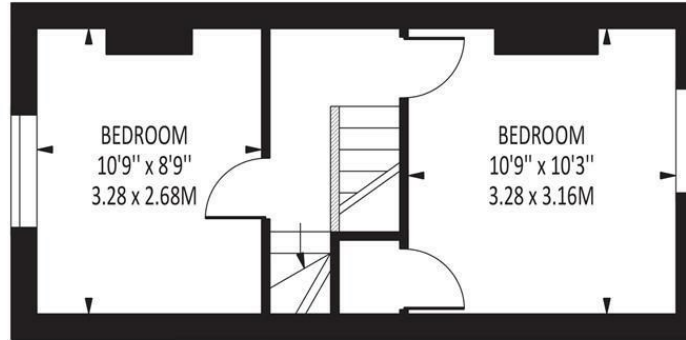
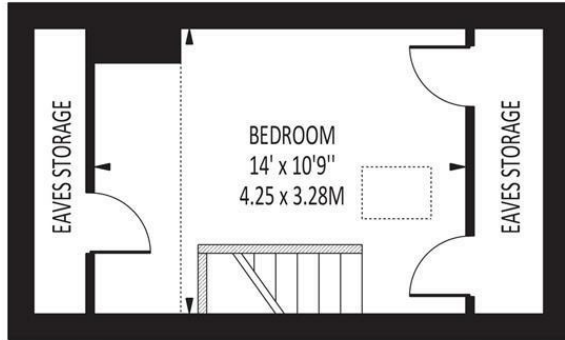






Bramble Walk

Total Area: 890 SQ FT • 82.71 SQ M
 (Including Eaves Storage & Restricted Height Area)
 Eaves Storage & Restricted Height Area: 88 SQ FT • 8.14 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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