



Bramble Walk, Epsom

The **PERSONAL** Agent

Offers In Excess Of £885,000 Freehold

- Over 2700 Sq. Ft of total space
- 0.21 of an acre plot
- 106ft x 90ft wrap around gardens
- Requiring some modernisation/improvement
- No ongoing chain
- Four bedrooms & four reception rooms
- Kitchen/dining room
- Garage and large driveway
- Easy access to town, station & schools
- Heart of the conservation area



Enjoying a truly wonderful position within this highly desirable and much requested conservation area, this charming family home is offered to the market with no ongoing chain and benefits from huge scope for someone to update with the rare opportunity to create your dream family home in this most sought after area.

The property itself enjoys an incredibly well balanced layout that is perfect for any growing family or perhaps a purchaser who holds seclusion, space and character in high regard. When you couple the potential this home provides with its generous plot of 0.21 of an acre and secluded 106ft x 90ft wrap around garden, finding a more impressive home within this location will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge. Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident, to say this house is special is an understatement. From a practical sense, there are four reception rooms which are being used as a living room, sitting room, dining room, study / office as well as a large conservatory/garden room.

At the heart of the home is a farmhouse style kitchen that links to a dining room and the central courtyard, whilst the ground floor is completed by a cloakroom and small utility area.

The spacious accommodation continues on the first floor with a large and impressive landing area, four generous bedrooms, one of which has a walk in shower and a generous family bathroom, whilst the loft space has been partly converted into a bonus room.

The gardens, frontage and overall plot are seriously impressive with genuine scope to increase the size of the existing house if desired (subject to the usual planning consents). In recent years the garden has become overgrown, however whilst it is currently incredibly mature, the garden is stocked with mature fruit trees and shrubs, so for a buyer with some vision, it could be transformed into a secluded paradise.

There is a garage and large driveway that is accessed via Stamford Green Road whilst the footpath from Bramble Walk provides pedestrian access from the road.

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 - F





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Total Area: 2706 SQ FT • 251.37 SQ M
(Including Garage)

Garage Area: 186 SQ FT • 17.32 SQ M



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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