



Yew Tree Close, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,450,000

Freehold

- Executive home built to exceptional standard
- Providing 2683 Sq. Ft of total space
- Set in a select private road
- 4 double bedrooms & 4 bathrooms
- Bedroom 5 / Large study
- Principal suite with dressing room & ensuite
- Stunning 30ft kitchen/dining/family room
- 2 generous reception rooms
- Stunning wrap around gardens & large terrace
- 100 Yards to open space of Epsom Downs



This impressive and attractive modern home is approached via a discreet private road and enjoys an incredible location, sitting on the periphery of the Epsom Downs which can be found just over 100 yards away. Occupying arguably the best position within a small, select private road.

Constructed in 2012 by Banner Homes to an exceptionally high standard, this home is immaculately presented throughout with the added benefit of being offered for sale with no ongoing chain.

From the moment you arrive on the generous driveway, its easy to see why this home is so special. Stepping through the front door, the property's large and welcoming central entrance hall immediately sets the tone for what's to come, and provides super storage space for a family with two full sized hanging cupboard for coats and super large storage under the stairs as well as access to all principal rooms on the ground floor which is a really nice design touch that ensures the layout flows.

The stunning 30ft open plan kitchen/dining/family room is ideal for entertaining and day to day family life. With its cleverly defined and balanced spaces, two sets of double doors linking to the terrace and a

beautifully crafted kitchen including a range of integrated Siemens appliances; dual ovens, microwave, dishwasher, coffee machine, two built in fridge-freezers and a five ring gas hob, its incredibly difficult to imagine a better and more versatile hub of the home.

Further living space to the ground floor includes a large bright drawing room with remote gas fire and elegant stone fireplace and separate sitting room, both of which link to the garden, plus a study which could easily double as a fifth bedroom due to the convenience of the adjacent shower room. From a practical sense, the ground floor is completed by a generous utility room.

The first floor of this home is just as beautifully balanced and could have easily been configured as a five bedroom, with the developers opting for a generous four bedroom layout without any compromise. The principal bedroom suite enjoys a walk-in dressing room with dark walnut fitted furniture by Osborne, specialist wardrobe company, and a four-piece ensuite bathroom with Jack and Jill sinks, dual wall mounted mirrored cabinets, large separate shower and separate bath.

The guest bedroom has an equally well equipped ensuite shower room and high specification fitted wardrobes. This is also continued within the

wardrobe space in bedroom three. Completing the first floor is a generous fourth bedroom with feature raised bay window, and a contemporary and modern family bathroom with large shower and separate bath.

The outside of this home is also an absolute joy, with a total plot size of 0.16 of an acre, which is a rarity for a modern home, there are many outstanding elements to explore. The wrap around garden provides seclusion, privacy and a tranquil space to just relax in with a large paved terrace, beautifully planted borders and plenty of lawn. The large double garage with Garador remote control door and driveway to the front provide even more practicality and if a buyer did require more space in the future, this property could be easily extended, subject to the usual planning consents.

Yew Tree Close is a small, modern private cul de sac that is accessed from Yew Tree Bottom Road and homes in this location are rarely available, especially one as flexible, attractive and spacious as this.

Tenure - Freehold
Council tax band - G





Yew Tree Close

Total Area: 2683 SQ FT • 249.29 SQ M
(Including Garage)
Garage Area: 316 SQ FT • 29.38 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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