



Lady Harewood Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £1,400,000 Freehold

- 3241 Sq Ft of accommodation
- Backing Horton Country Park
- Five spacious bedrooms
- Four reception rooms & conservatory
- Impressive kitchen/dining room
- Ensuite facilities to the master & guest bedrooms
- Bathroom, downstairs shower room & utility
- Southerly facing 63ft x 48ft rear garden
- 60ft driveway with ample parking
- Detached Double garage & games room



Occupying arguably one of the finest positions, backing directly onto the surrounding Horton Country Park, this exceptional detached family home offers approximately 3241 Sq. ft of available space and is set within a small select cul de sac on the periphery of the highly sought after Clarendon Park private estate.

Such is the rarity of a house in this location becoming available, we are advising immediate inspection to fully appreciate the flexible accommodation and fantastic position it enjoys.

The property benefits from a total plot holding of 0.17 of an acre and enjoys a fantastic frontage which provides the ultimate first impression.

The spacious and bright accommodation begins with the ground floor comprising a large reception hall, triple aspect

living room with doors to the conservatory/day room, kitchen/dining room, further formal dining room, double aspect family room, useful study, utility room and a downstairs shower room. The house benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties.

The well proportioned accommodation continues on the first floor with a stunning master bedroom that is accessed through a dressing area and enjoys a large ensuite bathroom, there are four further bedrooms, an ensuite shower room to the guest bedroom and the family bathroom.

Further noteworthy points to mention include a large detached double garage with a 60ft driveway to the front providing off street parking for several cars. Above the garage is an 18ft bonus room that benefits from a separate private entrance and

offers complete flexibility of use with options for a gym, games room, office or den and could even be fully converted into an annexe subject to the usual consents.

There is a truly wonderfully secluded rear garden too that measures 63ft x 48ft. It enjoys the most wonderful leafy backdrop to the rear and a gate provides direct access to a bridlepath leading into the surrounding woodland which is ready and waiting to be explored.

Situated in a fantastic location the property is also within easy access to David Lloyd leisure centre and is within the catchment area for an 'outstanding' Ofsted rated primary school. Epsom town centre is a short distance away and Ewell West (zone 6) railway station is approximately 1.0 mile away.

Tenure - Freehold  
Council tax band - G



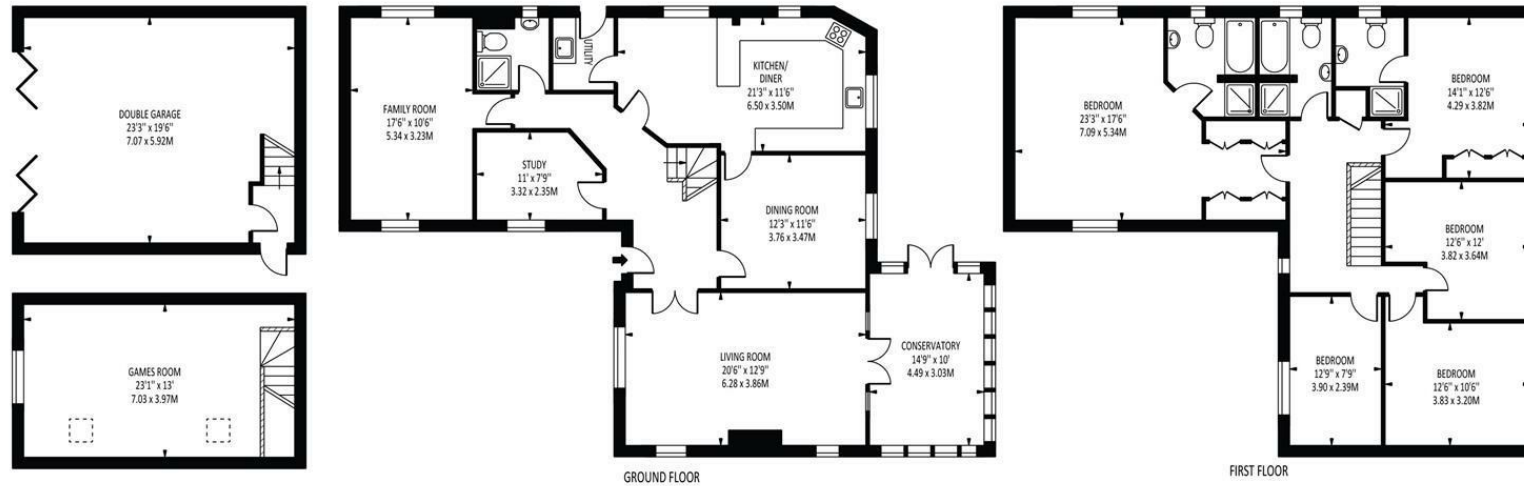


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### Lady Harewood Way

Total Area : 3241 SQ. FT • 301.08 SQ. M  
 (Including Garage & Games Room)  
 Garage Area : 418 SQ. FT • 38.80 SQ. M  
 Games Room Area : 330 SQ. FT • 30.67 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 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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