



Yew Tree Bottom Road, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,200,000 Freehold

- Offering a staggering 2773 Sq. Ft of space
- Attractive & extended detached family home
- Gated access with large driveway & garage
- Five/six generous bedrooms
- Three/four beautiful reception rooms
- Hand made kitchen/breakfast room
- Family bathroom & refitted shower room
- Modern downstairs cloakroom
- 90ft x 50ft secluded & private rear garden
- Periphery of world famous Epsom Downs



This substantial and attractive detached family home benefits from a fantastic position, enjoying gated access to its plot of 0.20 of an acre, as well as being just moments from the open spaces of the world famous Epsom Downs.

The property is offered to the market in exceptionally good order having been cleverly and sympathetically extended, updated and well maintained over recent years by the current owners. When you couple the generous space it provides along with its secluded 90ft x 50ft rear garden, finding a more impressive home, on the doorstep of the Downs, will be a very difficult task indeed.

Benefitting from 2773 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises. Not to forget, there is also planning permission approved to extend further on the ground floor, should the new owner require more space in the future.

As soon as you step into the welcoming central entrance hall the wonderful feel and character of this house is immediate. With great attention to detail,

stylish design touches and accommodation that flows perfectly, this home really delivers. At the heart of the property is the stunning sitting room that has been cleverly designed to create the most relaxing environment whilst linking to the beautiful garden.

There is a cosy and snug family room that is centred around a fireplace, a separate formal dining room and a generous kitchen/breakfast room too. The ground floor is completed by a utility room which is currently a multi-functional space and being used as a playroom and from a practical sense there is a modern downstairs cloakroom.

On the first floor there are three double bedrooms which all enjoy double aspect windows that provide a bright and airy feel and a fourth bedroom which is currently being used as a study, but could easily be reconfigured into a dressing room or ensuite. This floor is completed by the most amazing four-piece modern family bathroom.

The design and execution of the top floor is incredible and the perfect finish to the tour of the accommodation. With two brilliantly proportioned bedrooms to either side of a modern shower room, and one of them dressed as a living room, our clients were focused on creating the perfect

self-contained area for visiting relatives, teenagers or even an au-pair, and it really does provide the best seat in the house to watch the fireworks over London on New Years Eve too.

Outside the property benefits from a gated frontage with an enclosed landscaped front garden with high quality artificial lawn for low maintenance, a large driveway with parking for several cars and a tandem garage with workshop area.

Homes on Yew Tree Bottom Road are always popular, especially one as handsome 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



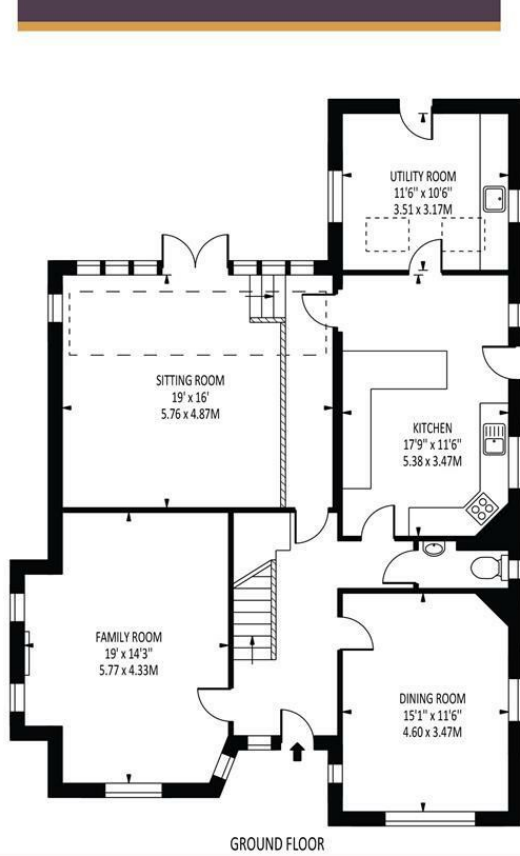


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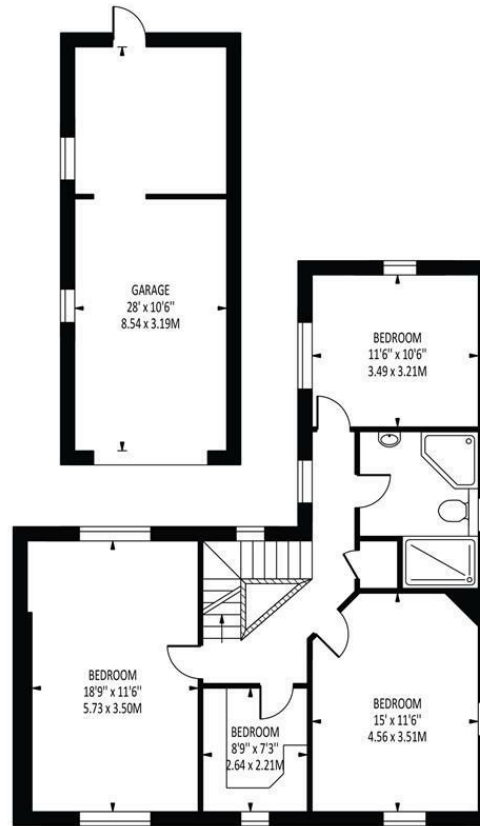


Yew Tree Bottom Road

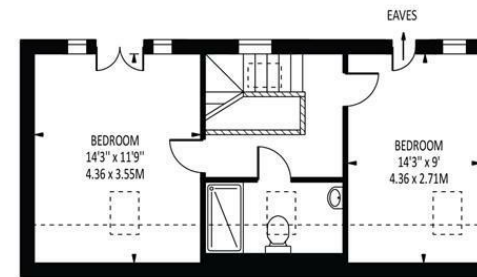
Total Area: 2773 SQ FT • 257.62 SQ M
(Including Garage)
Garage Area : 293 SQ FT • 27.24 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only

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.

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	
		65	79

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