



Ruden Way, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,300,000 Freehold

- Approx. 3168 Sq. Ft of accommodation
- Cleverly extended detached family home
- Periphery of world famous Epsom Downs
- Five generous double bedrooms
- Two stunning ensuites & Jack & Jill bathroom
- 32ft kitchen/dining/family room
- 20ft living room with wood burning stove
- 0.19 of an acre South/Easterly facing plot
- Generous driveway & oversized garage
- High specification finish throughout

Just moments from the open spaces of the world famous Epsom Downs, this imposing, unique and very attractive detached family home benefits from a fantastic position and enjoys a plot of 0.19 of an acre with a South/Easterly facing garden. Having been the subject of a total refurbishment and extension program by our client over their time here, the property is offered to the market in incredible order and must be viewed to be fully appreciated.

The property itself enjoys an incredibly well balanced layout that is perfect for any growing family or perhaps equally as suited to a discerning downsizer seeking zero compromise. When you couple the flexible space with the generous plot and sunny 67ft x 50ft rear garden, finding a more impressive and attractive home, on the doorstep of the Downs, will be a very difficult task indeed.

The flexible, sophisticated and elegant design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 3168 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

As soon as you step into the welcoming central entrance hall the wonderful feel of this house is immediate, with accommodation that flows perfectly and



makes the most of the natural light. At the heart of the property is an impressive 32ft kitchen/dining/family room that is perfect for entertaining as it links directly to the terrace with bi-fold doors that open all the way.

There is a 20ft living room that is centred around a wood burning stove which has a nice cosy feel to it and in turn this room links to a garden too. There are three generous double bedrooms on the ground floor, one with a stunning ensuite shower room and the others with use of the practical downstairs cloakroom.

The ground floor is completed by a generous and tasteful utility room which doubles as a boot room whilst the staircase provides access to the rest of the bedrooms upstairs.

On the first floor our clients have created two exceptionally well proportioned bedrooms with high ceilings, both could easily be used as principal bedroom suites due to their sizes, defined seating areas, fitted wardrobes and generous ensuite bathrooms, which are some of the best we've seen.

Further features to note include, under floor heating in all un-carpeted areas, zoned heating throughout the entire home, wired for Cat 6 cabling, remote control electric blinds on the bi-folds and electric front and rear garage doors.

Outside the property benefits from a large driveway and in addition there is a useful garage with electric front and rear doors. The South/Easterly facing rear garden has been professionally designed to be low maintenance. The terrace benefits from being a real sun trap with a peaceful water feature and rockery providing a calm and tranquil backdrop.

Homes on Ruden Way are always popular, especially one as turn-key, unique and flexible as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Epsom Downs 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 - F





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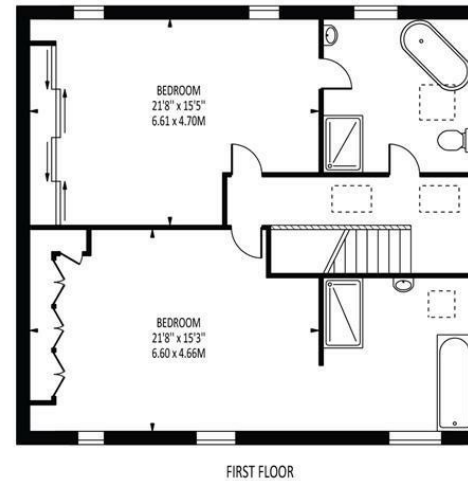
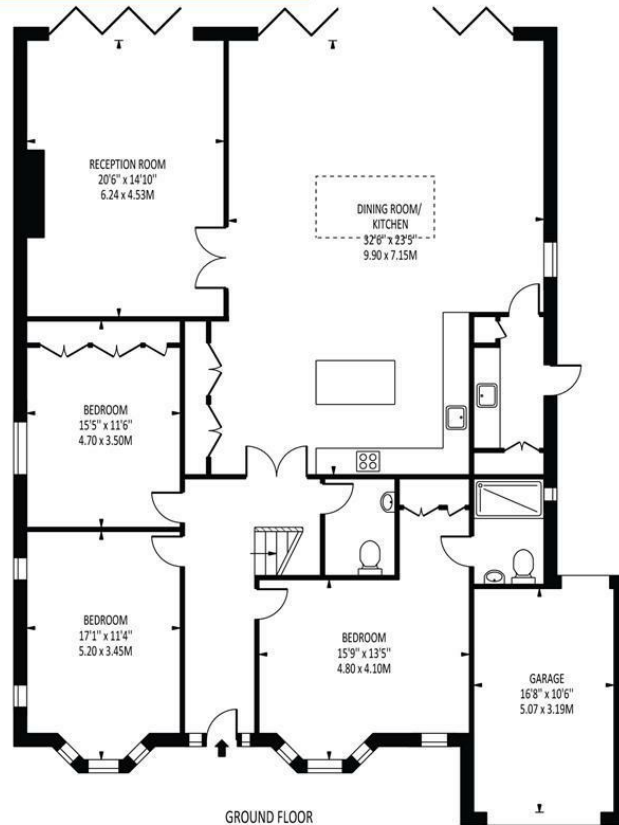


Ruden Way

Total Area: 3168 SQ FT • 294.28 SQ M

(Including Garage)

Garage Area : 174 SQ FT • 16.17 SQ M



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	78	84
(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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