



Ruden Way, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,850,000

Freehold

- Exceptionally high specification throughout
- Providing 4483 Sq. Ft of total accommodation
- Five double bedrooms & four bathrooms
- Annexe with kitchen, bedroom and bathroom
- 40ft kitchen/dining/family room
- Incredible home cinema / entertainment hub
- Two further reception rooms
- 0.19 acre plot with South/Easterly garden
- Generous gated driveway & garage
- 0.2 miles from Epsom Downs railway station

The Personal Agent are proud to present one of the very best design led homes that we've seen in a long while.

Set within a desirable tree lined road on the periphery of the Epsom Downs, this substantial detached family home benefits from a generous gated frontage, 75ft South/Easterly facing garden and sits on a plot of around 0.19 of an acre.

The current owners undertook a significant extension and renovation project in order to create a stunning family home that successfully balances a great amount of space with a truly homely feel, something that can be a rarity with larger houses.

Walking around the property the exceptional attention to detail and high standard of finish is immediately evident with many upgrades and stylish design touches that creates what we feel is the ultimate family home, in a superb location with longevity in abundance.



As soon as you set foot into the property, it's easy to see why it's so special. The front door leads you into a central hallway which is double height and includes a contemporary floating staircase which is a real feature, as well as providing a great first impression and a welcoming feel.

There is a stunning 40ft kitchen/dining/family room which is the heart of this home with bi-folds linking to the terrace, a generous main reception room, a work from home office/study and then arguably the most impressive space which is a fully automated cinema room and entertainment space. From a practical sense there is a utility room and a guest cloakroom that complete the ground floor.

The first and second floors enjoy five double bedrooms in total, three ensembles, two walk-in wardrobes and a further family bathroom too, all finished to an exceptionally high standard. The galleried landing is another key feature of this property as well as it enjoying underfloor heating throughout, a bespoke lighting plan and recessed ceiling speakers in the main rooms too.

The property is surrounded by mature and well maintained grounds that enjoy a South/Easterly aspect and are approaching 0.19 of an acre with a large gated driveway and garage. The terrace in the garden is the perfect area to relax with a central lawn and access to the detached annexe which is utilised as the ultimate home gym, but also benefits from a kitchen, two treatment rooms and a modern shower room too.

Homes on Ruden Way are always popular, especially one as spacious and turn key as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Epsom Downs railway station is just a few minutes walk away (0.2 of a mile) 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: 4483 SQ FT • 416.45 SQ M
(Including Restricted Height Area Garage, & Annex)
Garage Area : 119 SQ FT • 11.01 SQ M
Annex Area : 622 SQ FT • 57.76 SQ M
Restricted Height Area : 312 SQ FT • 29.03 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.

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

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	68	76
		EU Directive 2002/91/EC

