



Claremount Gardens, Epsom Downs

The **PERSONAL** Agent



# Guide Price £1,500,000

## Freehold

- Offered with no ongoing chain
- Exclusive gated development
- Sat on a plot of 0.52 of an acre
- Approximately 2783 Sq Ft of total space
- 185ft x 125ft South/East facing garden
- Five generous double bedrooms
- Two ensembles & family bathroom
- Four reception rooms & large kitchen
- Utility/boot room & d/s cloakroom
- Double garage & huge scope to extend

Occupying arguably the finest position within this development, The Personal Agent are proud to present this exceptional detached family home which offers approximately 2783 Sq. ft of available space and is set within an exclusive, gated cul de sac on the periphery of the Epsom Downs.

Such is the rarity of a house on a plot of 0.52 of an acre, within this price point, we are advising immediate inspection to fully appreciate the flexible and spacious accommodation and fantastic position that this home enjoys.

The property is offered with no ongoing chain and benefits from a wonderful South/Easterly facing rear garden which measures 185ft at its maximum by 125ft, providing a huge amount of scope to extend to the side and the rear without compromising the feel of the garden in any way (STPP).

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



living room with doors to the terrace, kitchen/breakfast room, further formal dining room, double aspect family room/snug, useful work from home office, utility room and a downstairs cloakroom. 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 enjoys a walk-in wardrobe and 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 generous driveway to the front providing off street parking for several cars and creating the ultimate first impression.

There is a truly secluded rear garden too which really steals the show. It enjoys the most wonderful leafy backdrop to the rear

with incredibly generous proportions that are the perfect blank canvass for the new owners to envisage their dream outside space, with plenty of scope for a swimming pool or tennis court if desired.

The open spaces of Nork Park and its surrounding woodland are just around the corner and are ready and waiting to be explored, with the world famous Epsom Downs just a short drive away.

Homes this close to open green spaces are always popular, especially one as spacious 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 drive 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











The **PERSONAL** Agent

## Claremount Gardens

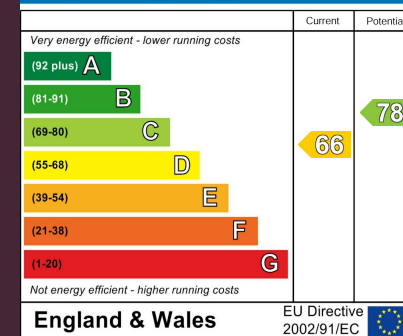
Total Area: 2783 SQ FT • 258.5 SQ M  
(Including Garage)  
Garage Area : 291 SQ FT • 27.04 SQ M



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



#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG

01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW

01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.



