



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,400,000

Freehold

- Plot 4 Amberwood Grove NOW RESERVED
- Exclusive new build development
- Gated cul-de sac with video access
- A selection of just eight homes available
- 10 year new build homes warranty
- Resin driveways and EV charging points
- Spacious gardens with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish throughout
- Stylish & tasteful design touches

*** PLOT 4 NOW RESERVED *** Exclusive new gated development of just eight luxury homes ***

Nestled within this select, gated cul de sac that enjoys a truly fantastic location, just a short distance from the green open spaces of the Epsom Downs, The Personal Agent are proud to present this attractive collection of brand new properties built by Nuro Homes, a developer renowned for quality.

With incredible attention to detail and a beautiful heritage style and elegant feel throughout, these fine properties successfully encapsulate a modern turn key lifestyle that you would expect with a new home alongside a rare character, homely feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly sought after position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout as well as the added benefit of mature planting, private resin driveways and EV charging points.



No 4 Amberwood Grove, is the largest style of home constructed in this development and like the other properties, it has a huge amount of curb appeal with its dappled red brick and pretty tiled hung frontage.

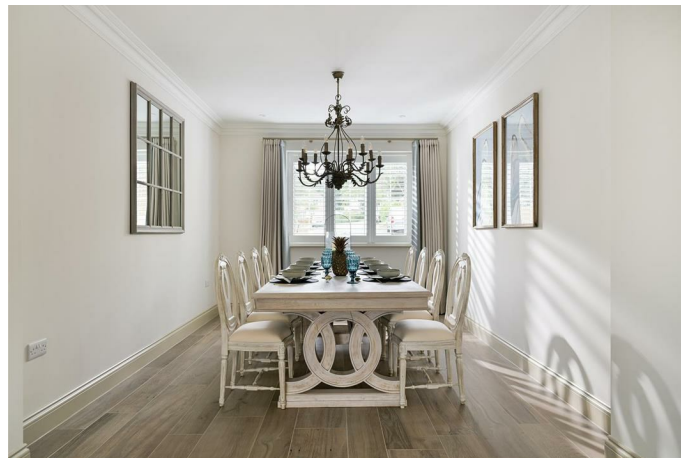
The beautiful front door immediately sets the tone and create a welcoming first impression alongside the entrance hallway with its characterful tiled floor. A particular stand out feature is a seating nook with tongue and groove wood panelling, and on these homes it really is the little touches that add up to make a big difference.

The 33ft kitchen/dining/family room has been designed to successfully incorporate three defined areas, all coming together to create a great entertaining space. This area is the absolute heart of the home with a stunning shaker style kitchen centred around the imposing rangemaster stove, a must have for any budding chefs. The remainder of the room is a multi-functional space with Cortizo sliding doors opening to the gardens, giving it an incredible feel.

The ground floor is completed by a TV room/Snug and a bay fronted living room, utility room and cloakroom. On the first floor of this home are three incredibly well balanced bedrooms, a stylish ensuite shower room and the beautiful main bathroom that really steals the show with its high quality fitments and spacious layout, whilst from a practical sense the accommodation is completed by a fourth bedroom with ensuite shower room on the top floor making it perfect for a teenager or as a guest room.

Further stand out features include underfloor heating on the entire ground floor, air-source heat pump, garden irrigation system, video & audio entry system. There are many optional extras that can be added to personalise the home at an additional cost including media wall, shutters and wardrobes, a price list is available upon request.

*Images for advertising are taken from the show home, plot 2 and the external photos are from plot 1, all of which are strongly indicative of the level of finish. However, they must only be used as a guide due to there being a difference in layout and size across units.



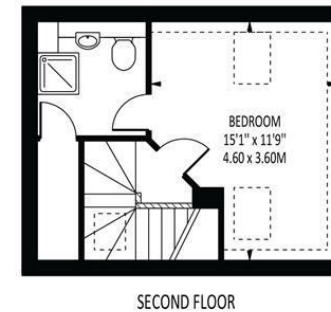
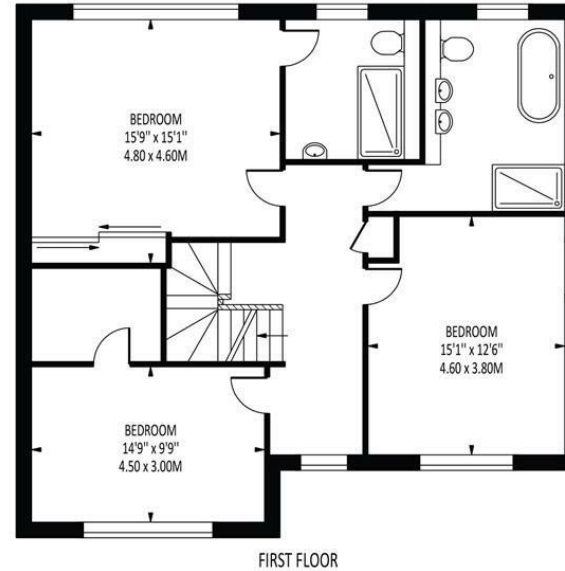
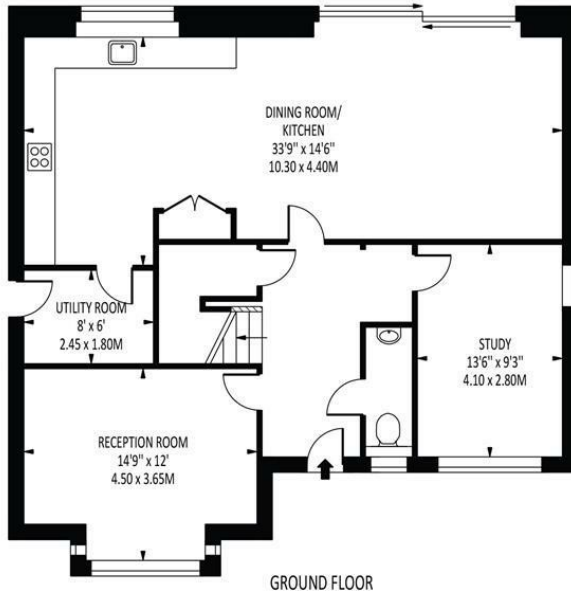


The **PERSONAL** Agent



Amberwood Grove

Total Area: 2281 SQ FT • 211.95 SQ M
(Including Restricted Height Area)
Restricted Height Area : 22 SQ FT • 2.00 SQ M



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

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.

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.

