



Oakwood Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,150,000 Freehold

- Attractive detached family home
- Set within the private Clarendon Park
- Enjoying over 3000 Sq Ft of accommodation
- Three reception rooms plus a cinema room
- Stunning kitchen/dining room with island
- Six generous bedrooms in total
- Ensuite facilities to the principal & guest bedrooms
- Main bathroom, downstairs shower room & utility
- High specification finish throughout
- Offered with no onward chain

Set within an exclusive cul-de-sac in the heart of the prestigious Clarendon Park private estate, this exceptional detached family home offers over 3,000 sq ft of beautifully appointed, flexible accommodation. Positioned just moments from the idyllic Horton Country Park, this is a rare opportunity to acquire a home of this calibre in one of the area's most sought after locations.

Immaculately presented and significantly enhanced by the current owners, the property exudes quality and style throughout. A striking entrance hall sets the tone for the spacious interior, which includes a bay fronted formal living room, elegant dining room and a breath taking, fully remodelled kitchen/dining room with French doors opening onto the garden and designed to be the social heart of the home.

For those who work from home or enjoy film nights, the dedicated study and impressive cinema room add versatility to the already generous footprint. A separate utility room and stylish ground floor shower room complete the lower level.



Bathed in natural light and benefitting from a sense of seclusion from neighbouring properties, the home offers a perfect balance of open plan living and private retreat.

Upstairs, the principal suite is a true sanctuary, featuring a luxurious ensuite shower room and ample fitted wardrobes. Five further generous bedrooms provide superb flexibility for family living, including a guest suite with its own ensuite, plus a contemporary family bathroom all finished to an extremely high specification.

Additional Highlights Include:

A large private driveway offering off-street parking for several vehicles.

High specification finishes throughout including underfloor heating on the ground floor.

Tasteful, modern upgrades by the current owners throughout the

kitchen and bathrooms.

Offered to the market with no onward chain

Prime Location:

The Clarendon Park is a highly sought after private estate located on the West side of Epsom. Enjoy direct access to the rolling green spaces, bridle paths, and tranquil woodlands of Horton Country Park that surrounds you. The David Lloyd Leisure Centre is nearby, and the home sits within the catchment for an Ofsted-rated 'Outstanding' primary school. Epsom town centre is within easy reach, while Ewell West Station (Zone 6) — just over a mile away — provides fast and convenient links into Central London with Waterloo just 34 minutes away.

Tenure: Freehold
Council Tax Band: G

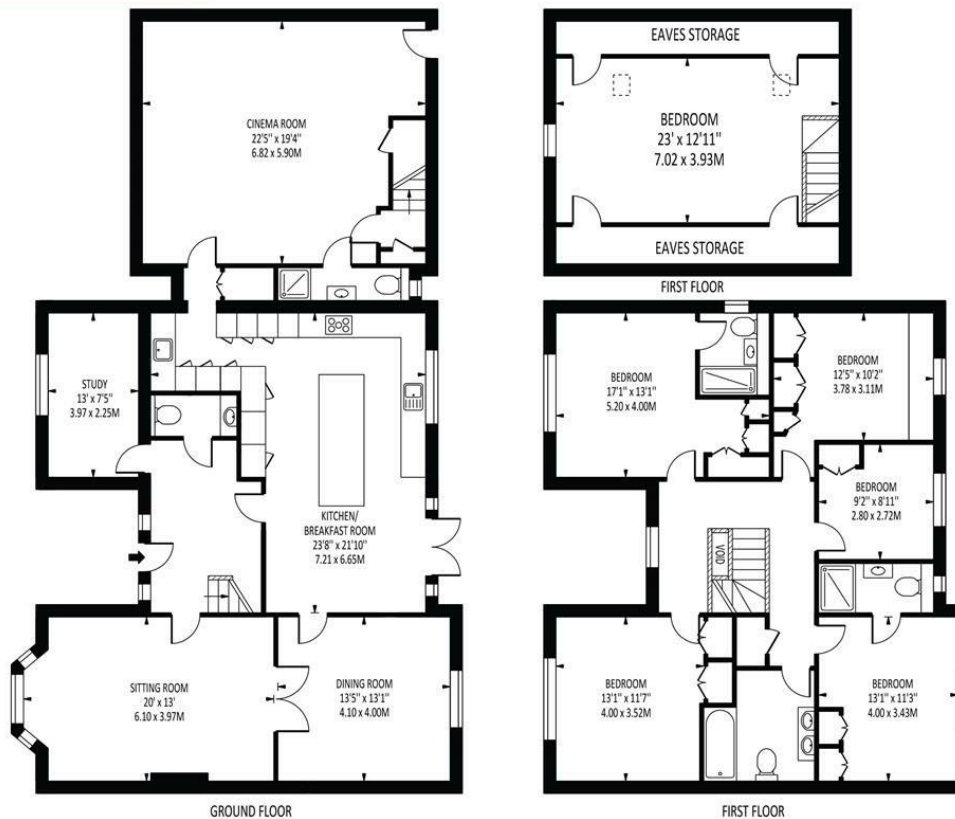




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Oakwood Avenue

Total Area: 3075 SQ FT • 285.67 SQ M
(Including Eaves Storage)
Eaves Storage Area : 136 SQ FT • 12.64 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	77	82
(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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