



Yew Tree Bottom Road, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Sympathetically extended family home
- Ideal layout for multi generational living
- Five generous and well proportioned bedrooms
- Spacious open plan kitchen and dining area
- Studio with annexe or office potential
- Adjoining utility room and guest cloakroom
- Sits on a generous 0.15 acre level plot
- 88ft x 39ft south facing private garden
- Principal suite with modern ensuite
- Carriage driveway with ample parking space

Tucked away on a peaceful, tree lined road just moments from the wide open spaces of Epsom Downs, this beautifully presented detached home offers a rare blend of timeless charm, modern comfort, and outstanding versatility.

Originally a comfortable three bedroom property, it has been sympathetically extended and thoughtfully reconfigured by the current owners to create a spacious and inviting home, perfectly equipped to meet the needs of even the most dynamic and growing families.

Set on a generous 0.15 acre plot, the accommodation flows effortlessly throughout and offers the perfect layout for multi generational living, with a choice of flexible reception rooms, a stunning open plan kitchen/dining area, and five well proportioned bedrooms.

Light and space define the heart of the home, where the impressive kitchen/dining space opens via full width bi-folding



doors onto a beautifully landscaped south facing garden, measuring approximately 88ft x 39ft. This private outdoor sanctuary is ideal for entertaining, play, or quiet retreat.

A standout feature of this home is the excellent annexe potential provided by the separate studio/home office, which adjoins a utility room and cloakroom. This setup offers an ideal opportunity for a self contained living space, whether for a family member, an au pair, guest accommodation, or an independent workspace with its own access and facilities.

Upstairs, the principal suite includes a private ensuite bathroom, while the additional bedrooms are served by a modern, family friendly bathroom. Several bedrooms benefit from built in wardrobes, adding practical storage without compromising space. The home's versatile layout and multiple living zones make it ideal for extended family living, guest accommodation, or home working.

Externally, the property is equally impressive, with a carriage

driveway offering ample off street parking and a newly constructed workshop/shed providing excellent storage or hobby space.

Located in one of the area's most desirable settings, the property is within walking distance of Tattenham Corner's local shops and mainline station, offering direct services to London Bridge and Victoria. The vibrant town centres of Epsom, Banstead, and Reigate are all within easy reach, as are the M25 (junctions 8 & 9) and a choice of well-regarded schools, both state and independent.

Offering space, flexibility, and an exceptional location, this is a truly special home designed to grow with you.

Tenure: Freehold
Council tax band: F

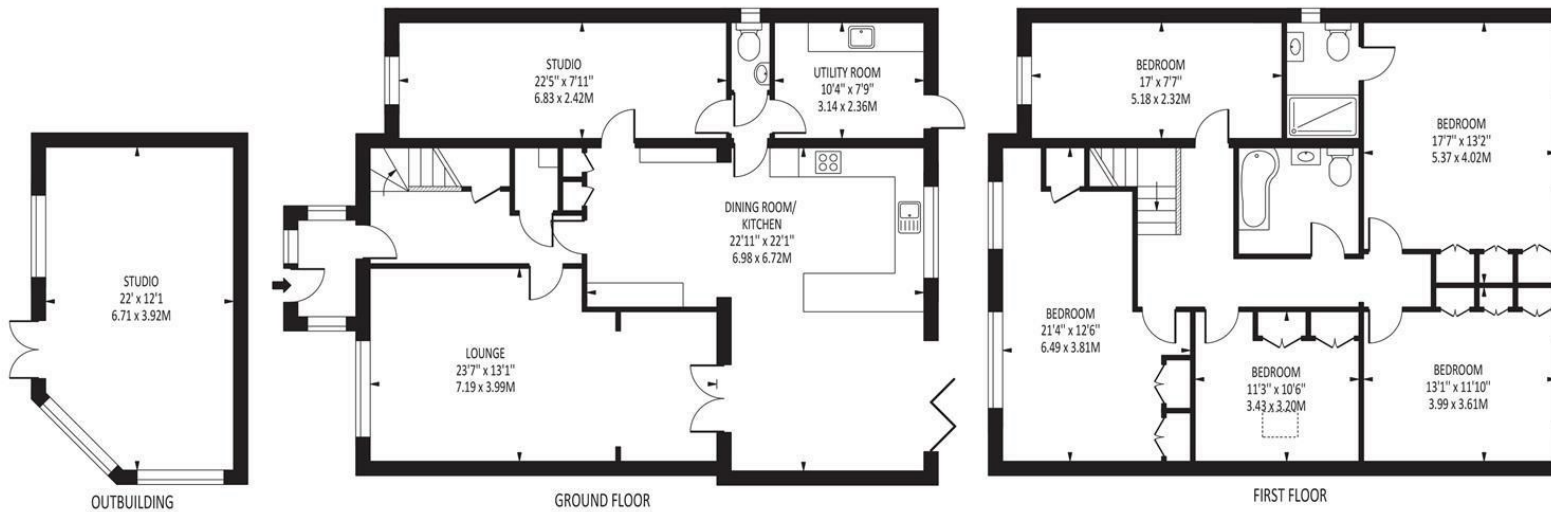




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Total Area: 2528 SQ FT • 234.83 SQ M
(including Outbuilding)
Outbuilding Area : 267 SQ FT • 24.85 SQ M



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84
England & Wales		
EU Directive 2002/91/EC		

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