

Kennedys'

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Upton Lodge,
Reigate Road,
Epsom
KT17 3BX

Epsom has always been a popular area for families, but never more so than today, with an abundance of fantastic schools, strong transport links and a vibrant community spirit. With that in mind, if you're on the hunt for a large family home on the outskirts of the town with a large plot, scope to extend (subject to planning) and a fantastic quality of finish throughout we might just have the one for you.

£1,250,000



- 5/6 Bed handsome Detached home
- Main and second bedrooms ensuite
- Prime position for schools and transport
- Well presented throughout
- Separate Garage
- Viewing by Appointment only



PROPERTY DESCRIPTION

One of the most popular residential corners of Epsom has got to be between Epsom College and Ewell, as it offers so much by way of connection to local schools, town centre, and further afield. So we are delighted to offer this rarely available character home, being elegant in style yet substantial in substance, offering over 2750 sq ft of overall footprint, all on a bold corner plot with private drive and well tended gardens. The accommodation includes an imposing reception hall, dining room, sitting room, cloakroom, utility room, and large open plan kitchen/breakfast room, whilst to the first floor are 5 bedrooms, including a main bedroom with ample fitted wardrobes and en-suite, a further bedroom with en-suite and three bedrooms sharing a good size modern family room. To the second floor is a great space for any family, providing an area for any number of purposes, plus a loft area.

This is truly a home that provides the core virtues of character and charm, and combines them with all the style and qualities of modern living, all beautifully presented, well balanced and even with the prospect of adding to it, subject of course to local planning authority.







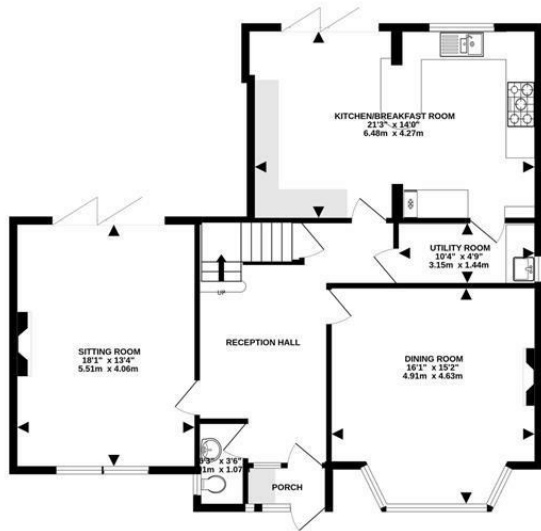


PROPERTY DESCRIPTION

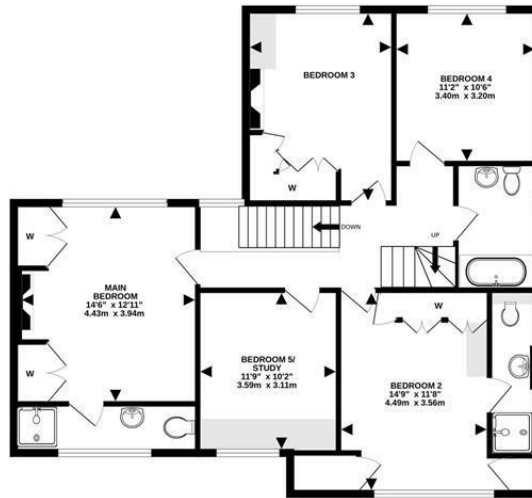
Reigate Road is a popular residential road that benefits from the Priest Hill nature reserve being just across the road and easy access to Epsom Downs. There are a choice of local stations such as Ewell East, Ewell West and Epsom, all within around a mile of the house and a good selection of outstanding state and independent schools in close proximity, including Glyn school for boys, Nonsuch High for girls, Epsom College and Ewell Castle co-educational school. The M25 is accessible from either junction 8 or 9, with the A3 being under 4 miles away at the Tolworth junction. The location also offers a number of local convenience stores within nearby Ewell Village, or if you are looking for a wider variety of options the nearby town of Epsom offers a selection of retail units, leisure facilities, cinema and restaurants that are all easily accessible.

We hope that this brief description, together with our professional photography and floor plan, gives you the essence of this beautiful home, but please do let us know if you would like any further information or have any questions.

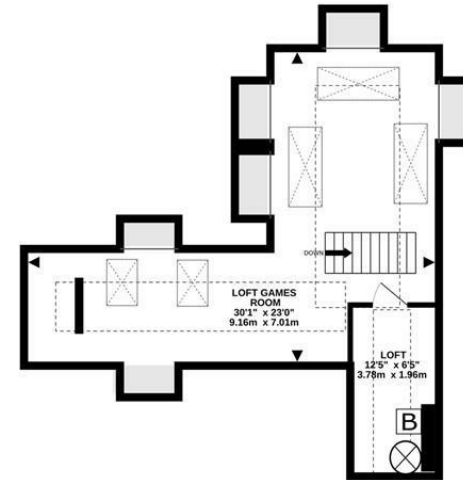
To arrange a private viewing, please contact a member of our sales team.



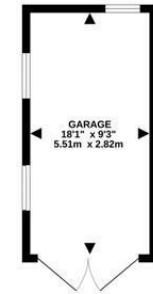
GROUND FLOOR



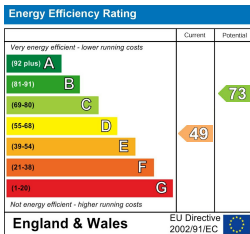
1ST FLOOR



2ND FLOOR



GARAGE



TOTAL FLOOR AREA : 2758 sq.ft. (256.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Upton Lodge, Reigate Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: E
 COUNCIL: Epsom & Ewell
 TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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