

Kennedys'

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Hinwood, 1 Ruden Way
Epsom
KT17 3LL

A rare opportunity to own a beautifully restored and extended 1930s detached home on Epsom Downs. Spanning nearly 4,800 sq ft, this exceptional residence offers five bedrooms, three bathrooms, and scope to extend into the roof. Set within a 0.94-acre plot, the property boasts an outdoor pool, tennis court, sweeping lawns, wraparound terrace, and direct access onto the Downs. Ideally located near Epsom Downs station and excellent local schools, it combines timeless character with modern luxury.

£2,500,000



5



3



3



6+



- Five bedroom detached family home
- Nearly 4,800 sq ft of beautifully restored and extended living space
- Expansive 0.94-acre plot with mature gardens and wooded areas
- Direct access to the Downs for walking, cycling, and equestrian routes
- Outdoor swimming pool and tennis court
- Extensive garage facilities and outbuildings



PROPERTY DESCRIPTION

In any property agency career, there are always a handful of houses that stick in your mind and hold special memories; seldom do we get the opportunity to sell those houses twice. But with this stunning 1930s detached home, set on Epsom Downs, this is exactly what we're doing.

When we sold the house to the current owners some 15 years ago, it was a hidden gem waiting to be discovered, revitalised, and loved once again. Their approach restored its former glory, while undertaking a refurbishment programme incorporating contemporary living standards at the highest level. This is a home in the truest sense of the word. The almost 4,800 sq ft includes a large kitchen, three reception areas, two studies, five bedrooms, three bathrooms, a potential annex and even the opportunity to extend into the roof.

The 0.94-acre plot, presents a truly rare home: large private gravel driveway, garages and outbuildings, wraparound terracing to the rear, outdoor swimming pool, all-weather tennis court, sweeping lawns, wooded areas all backing onto Epsom Golf Club and with direct access onto the Downs.

The home sits enviably on the celebrated Epsom Downs—a stunning area of open chalk downland beloved for its green space, panoramic views and historic racecourse. The property offers swift access to Epsom Downs railway station, just a short stroll away along Ruden Way, with Southern rail services linking direct to London Victoria and London Bridge.







PROPERTY DESCRIPTION

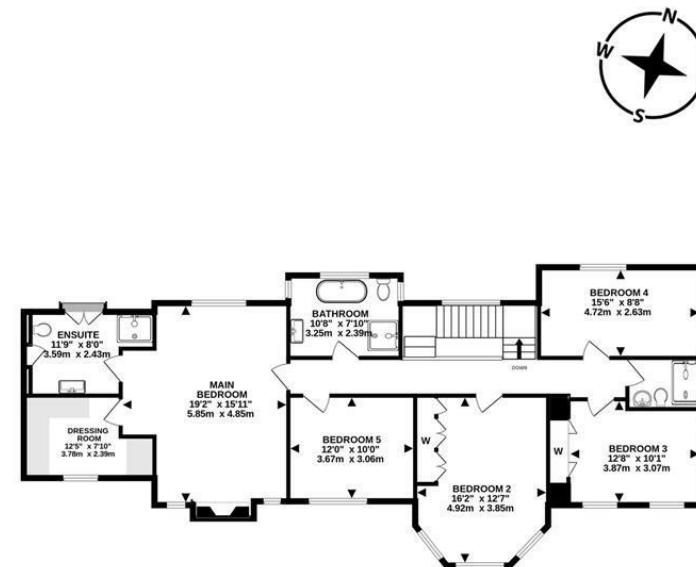
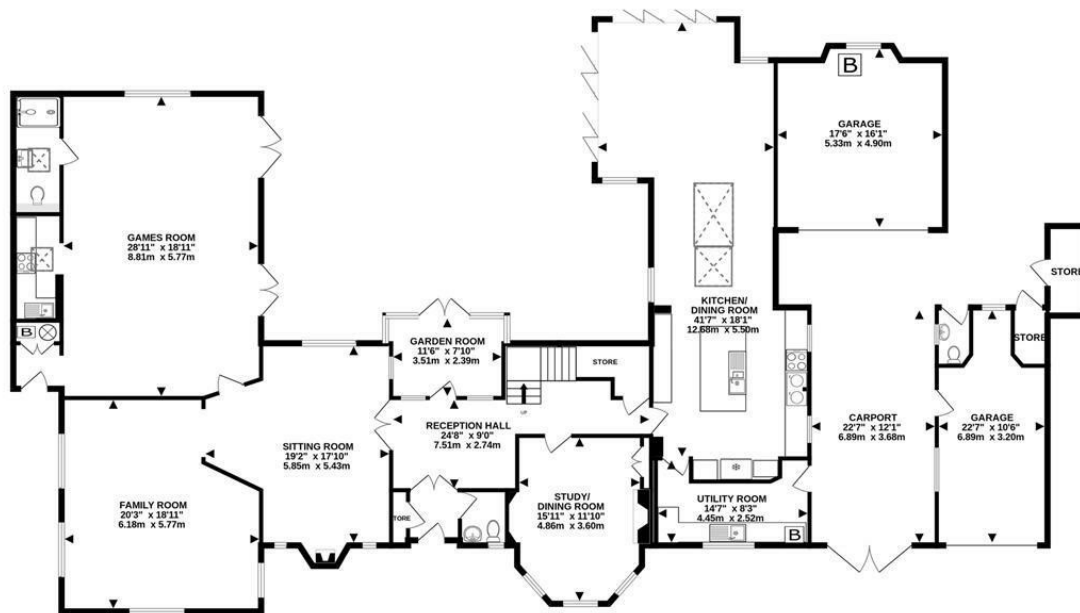
Epsom town centre with its iconic Clock Tower and the modern Ashley Centre offers a blend of high-street shopping, cafés, and twice weekly markets as well as a farmers' market. Epsom offers train services to London Bridge, Waterloo, Dorking and Guildford. Local bus services provide frequent connections to Kingston upon Thames and many other Surrey towns.

For families, the location is highly rated: several reputable state schools such as Glyn and Rosebery are nearby, together with outstanding private options like Epsom College and City of London Freeman's School. Lovers of the outdoors will enjoy easy access to the Downs, Epsom Common, Banstead Woods, Headley Heath, and Box Hill, with walking, cycling, and equestrian routes on the doorstep. There is also an abundant choice of sport and country clubs.

Finally, easy access to the M25 makes weekends away or airport journeys convenient, while the town's Epsom Hospital, GP surgeries, leisure centre, and local shops ensure daily needs are well met.

For further information or to arrange a private viewing, please call Ben Kennedy, IPA, or Peter Kennedy, our Founder and MD.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	68
(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

TOTAL FLOOR AREA : 4768 sq.ft. (443.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: H

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