



Brunswick Close, Epsom, Surrey
£1,175,000 - Freehold

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Situated in the desirable Brunswick Close, Epsom Downs, this stunning detached house offers a remarkable blend of modern living and spacious comfort. Constructed in 2023, this property boasts approximately 2,210 square feet of thoughtfully designed accommodation spread over three floors, making it an ideal family home.

As you enter, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The layout is adaptable, allowing for various configurations to suit your lifestyle needs. The five well-proportioned bedrooms offer plenty of room for family and guests, while the three contemporary bathrooms ensure convenience and privacy for all.

This home is not only aesthetically pleasing but also environmentally friendly, featuring solar panels that contribute to its excellent Energy Performance Certificate (EPC) rating of B. This means you can enjoy lower energy bills while reducing your carbon footprint.

With its modern construction and the added peace of mind of a 10-year New Homes Warranty, this property is a perfect choice for those seeking a move-in ready home in a sought-after location. Brunswick Close is a tranquil setting, yet it remains conveniently close to local amenities, schools, and transport links, making it an ideal spot for families and professionals alike.

In summary, this exceptional detached house in Epsom Downs presents a rare opportunity to acquire a spacious, energy-efficient home that meets the demands of contemporary living. Don't miss your chance to make this remarkable property your own.

THE PROPERTY

A handsome character house which is located at the end of this quiet cul-de-sac of Fir Tree Road within an easy walk of the famous Epsom Downs Racecourse. The property is proudly confident in its surroundings and offers super charming and alluring accommodation arranged over three floors. Naturally the property being constructed only recently is in immaculate decorative order throughout with a high standard of kitchen dining room, separate utility room and a good size formal lounge to the front. The property has parking and also a good sized rear garden and is well served by three bathrooms, one of which is en-suite to the master. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles especially for family and staying guests.

OUTDOOR SPACE

The property has a front garden which is mainly hard landscaped to provide provision for 2 off street parking spaces with an electric charging port plus visitors parking on site. There is a useful side access to the rear garden

where there is a patio expanding to the rear and two areas of lawn either side of a central pathway. The garden is ideal for ease of maintenance and offers a good degree of privacy.

LOCAL AREA

Epsom Downs is superb if you haven't visited and is very different to many other Surrey areas. Epsom Downs offers proximity to the famous Epsom Downs Racecourse which is the home of the Epsom Derby. There is also additional commuting possibilities from Epsom Downs train station. A local parade is on Fir Tree Road with a number of shops and high quality restaurants. It is a peaceful neighbourhood which allows you to take evening walks without a second's thought and a community where people feel fully invested. The surrounding areas include Banstead, Epsom, Sutton and Carshalton and road networks including the M25, A217, A3, Gatwick (20 minutes) and Heathrow (40 minutes) are easily driveable with excellent road connections to the south coast readily accessible.

VENDOR THOUGHTS

We have always lived in the area and downsized to this property as a new build when it was constructed, we were the first owners. Our family live in the Kent area and for our retirement we intend to move closer to them. This has been a wonderful home for us and served our needs very well since our occupation and we hope the new owners will enjoy it as much as we have.

WHY YOU SHOULD VIEW

A perfect opportunity for you to move into this nearly new home which is in immaculate condition throughout with the benefit of the New Homes Warranty. For those seeking five bedrooms, three bathrooms and lifestyle kitchen/dining room, a viewing is a must.

FEATURES

Generous entrance hall - Sitting room - Utility room - Downstairs WC - Large kitchen/diner to the rear - First floor offers three good sized double bedrooms, master bedroom with a large en-suite bathroom and family bathroom - Second floor there are two further double bedrooms with a bathroom.

LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Epsom Downs to London Victoria 1 hour 1 min
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom – London Bridge or London Victoria 50 min

LOCAL BUSES

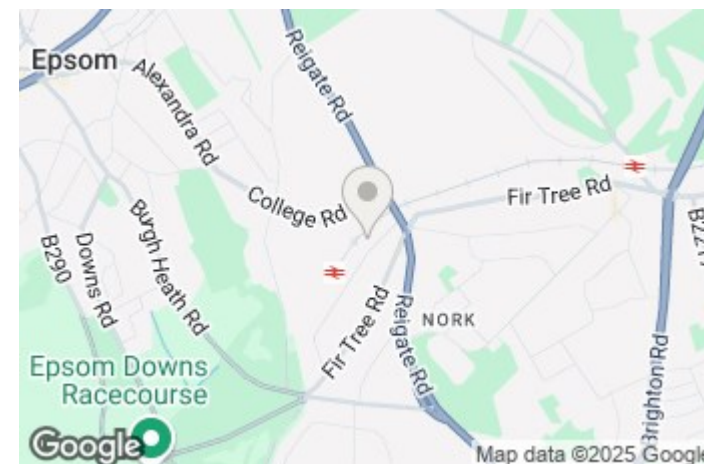
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

EPC & COUNCIL TAX

EPC - B Rated with solar panels.
Reigate & Banstead BAND G £4,081.32 2025/26



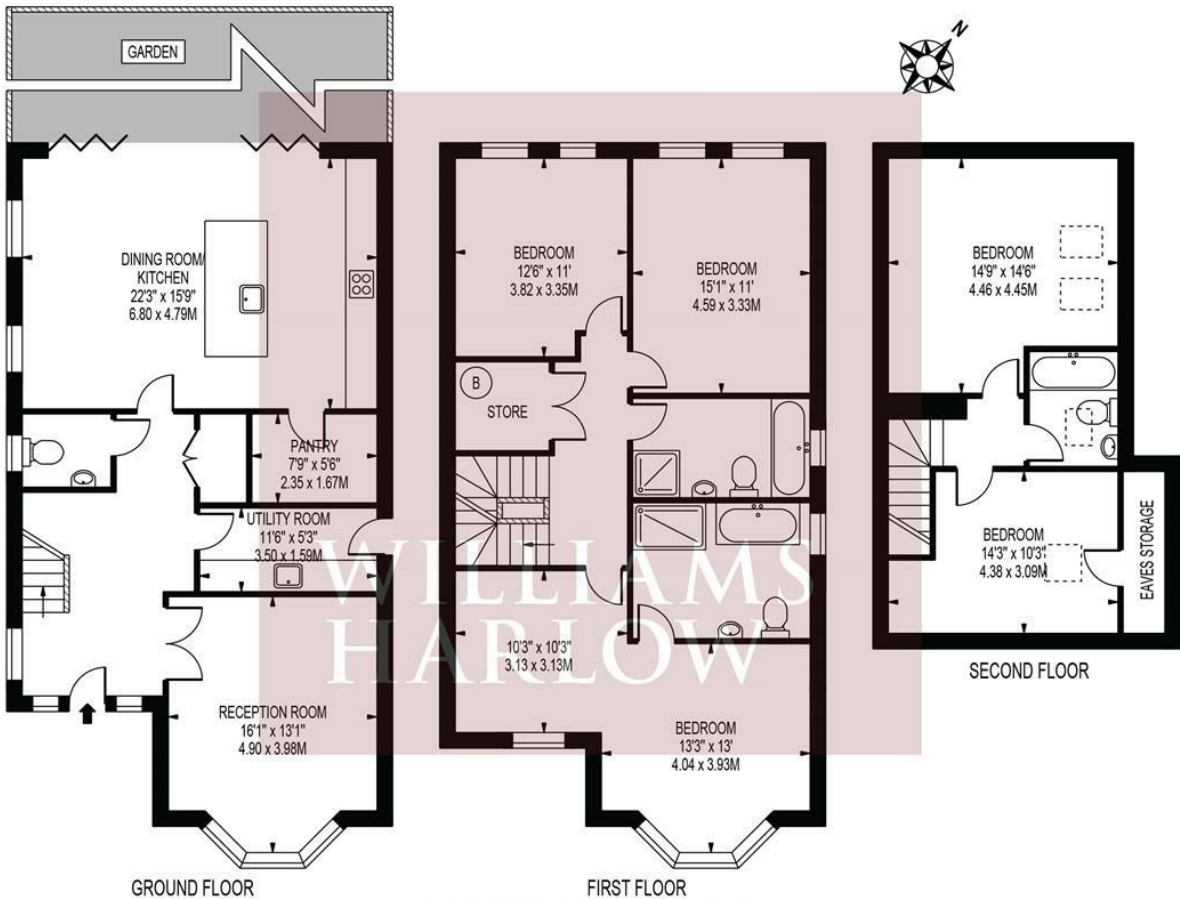
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BRUNSWICK CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2210 SQ FT - 205.35 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 27 SQ FT - 2.48 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	87	87
(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		

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