



JESS INCH  
exp<sup>®</sup> uk



Epsom Road, Epsom, KT17 1JR

Offers Over £1,250,000

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Please Quote JI0900 (JI are my initials) For All Enquiries.

This exceptional four-bedroom detached home, with its own unique postcode, is a striking Grade II listed building dating back to the mid-18th century. Rich in period charm yet tastefully modernised throughout, the property has been meticulously maintained by the current owners to create a sophisticated blend of heritage character and contemporary comfort.

Internally, the home spans an impressive 2,602 sq ft across three floors. On the ground floor, the accommodation flows beautifully from a welcoming entrance hallway through to a spacious reception room and an elegant formal living room, offering generous proportions and high ceilings. To the rear, the kitchen is modern and well-appointed, opening directly onto a large patio—perfect for al fresco dining and entertaining.

The first floor is home to the principal bedroom suite, which enjoys excellent proportions, a stylish en-suite bathroom, and direct access to a separate dressing room. The second floor comprises three further well-sized bedrooms and a modern family bathroom, offering flexibility for families or guests.

Outside, the property continues to impress, sitting within a gorgeous plot, just shy of one acre. A beautifully landscaped patio leads to a secluded lawned garden via a set of steps, creating a sense of privacy and tranquillity. To the side of the house, a stunning swimming pool adds a luxurious touch, offering the perfect space to unwind or entertain in warmer months. The entire outdoor space is wonderfully private, bordered by mature planting and sympathetic screening.

Additional benefits include a large garage, ample off-street parking, and an abundance of original 18th-century features that have been thoughtfully preserved, creating a truly timeless atmosphere.

This is a rare opportunity to acquire a beautifully restored period home in one of Epsom and Ewell's most desirable locations. The property is surrounded by top state and private schools including Glynns School. Hollycroft combines listed heritage with exceptional



Epsom Road  
Approx Gross Internal Area  
Ground Floor = 138.3 Sq m / 1488 Sq Ft  
First Floor = 52.8 Sq m / 568 Sq Ft  
Second Floor = 50.7 Sq m / 546 Sq Ft  
Total = 241.8 Sq m / 2602 Sq Ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 2" and are to the points indicated by the arrow heads.

- Please Quote JI0900 (JI are my initials) For All Enquiries
- Immaculately maintained with modern interiors and original period features
- Elegant principal suite with dressing room and en-suite bathroom
- Stylish modern kitchen opening directly onto a large patio
- Generous garage and additional off-street parking
- Grade II listed detached home dating to the mid-18th century
- Four well-proportioned bedrooms across two upper floors
- Spacious ground floor reception and living rooms with high ceilings
- Gorgeous private swimming pool located to the side of the house
- Located in a prestigious area of Epsom and Ewell, close to local amenities and transport links

