

Osborne Way, Epsom KT19



Property For Sale in Epsom

A modern five bedroom family home located in a cul-de-sac within a popular residential development with an open aspect to the front and access to Horton Country Park.

Presented in excellent condition throughout, this property benefits from an open-planned living/dining room, spacious kitchen, landscaped garden and a double garage which is currently used as a gym.

Across the top floor are five bedrooms and 3 bathrooms (2 en-suite). The principle bedroom suite has a stylish dressing room.

The property is perfectly situated for Horton Country Park, Hobbledown Adventure Farm and Zoo and Chessington World of Adventures along with a number of the areas highly regarded schools.

Epsom town centre is conveniently located and has an excellent range of shops and everyday stores along with The Ashley Centre that centres around the Clock Tower which dates to 1847. The high street also has a variety of restaurants, pubs and coffee shops and an Odeon cinema.

The train station is located in the centre of town and has frequent services to London Victoria, London Bridge and Waterloo, Clapham Junction, Wimbledon, West Croydon, Sutton, Leatherhead, Dorking, Guildford and Horsham.

Tenure: Freehold

Local Authority: Epsom and Ewell Borough Council

Council Tax: G

































Epsom has superb leisure activities and is famously home to The Derby which is located on Epsom Downs. The RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside in Surrey, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation. The area also has golf at Epsom Downs, Horton Park, and Leatherhead along with a David Lloyd Leisure Centre.

The area boasts an excellent range of private schools, including Epsom College, City of London Freemen's School, Kingswood House, St John's, Downsend and Danes Hill in Oxshott.

Epsom train station 1.25 miles
Epsom town centre 1 mile
Leatherhead 5 miles, M25 (J9) 5 miles
Central London 20 miles

All distances are approximate. Please check specific school catchment for those schools referenced above.

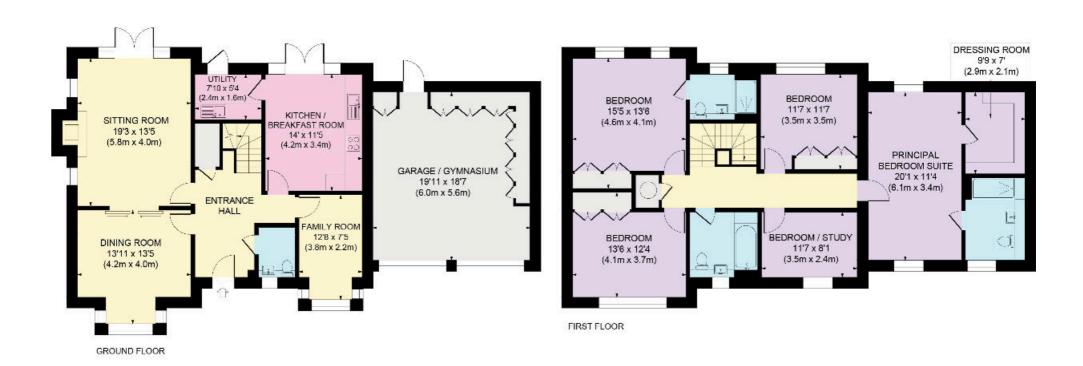








Approximate Gross Internal Area Main House = 2163 sq. ft / 200.99 sq. m Garage = 369 sq. ft / 34.30 sq. m Total = 2532 sq. ft / 235.29 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whitst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass begrings before making decisions refant upon them.

Knight Frank

47 High Street We would be delighted to tell you more

 Esher
 Maisie Bywater
 Adam Burlison

 KT10 9RL
 01372 230466
 01372 239984

knightfrank.co.uk maisie.bywater@knightfrank.com adam.burlison@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property age pageared at the time they were taken. Areas, measurements distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.