

Dorking Road, Epsom



A stunning Grade II listed period home built in the mid 1700's.

Offering a wealth of character features throughout having been restored by the current owners. Set across three floors the property boasts a wealth of space and grandeur including a stunning entrance hall with a central staircase, double height painted ceiling and galleried landing.

The period detailing runs throughout the property with the rooms having generous ceiling heights and grand proportions, feature fireplaces and large sash windows.

The private walled garden is accessed from the reception hall and dining room and has a stunning Palladian style folly to the rear. At the front, the property is approached via wrought iron gates to a private driveway. The property also benefits from two garages located in the courtyard next door.

Tenure: Freehold

Council Tax band: F

Local Authority: Epsom & Ewell Borough Council





Location

Epsom town centre is located just over 0.75 miles away and has an excellent range of shops, everyday stores and entertainment. Epsom High Street also has a variety of restaurants, pubs and coffee shops. The nearby charming village of Ashted is a mile away and provides an array of local amenities including an award-winning family butchers, independent fishmonger, organic greengrocer and gift shops.

There are a number of outstanding private and comprehensive schools in the area including Epsom College, City of London Freeman's, St John's, Downsend, Box Hill, Danes Hill, Rosebery and Glyn.

Transport links are excellent with its proximity to the A3 and the M25 (J9), Heathrow, and Gatwick airports. Epsom and Ashted railway stations are both within easy reach, providing regular services to London Bridge, Waterloo and Victoria.

Within a very short walk is the RAC at Woodcote Park, which is set in 350 acres of beautiful countryside. It offers outstanding facilities including two 18-hole golf courses, squash and tennis courts, a gym, an indoor swimming pool, treatment rooms, restaurants, bars, accommodation and a 12-acre woodland with picnic benches and natural play areas. For families the Walled Garden offers an indoor children's pool, crèche, soft play, games room, playground, sports court as well as many clubs and activities.

The Beaverbrook estate with its stunning country house set within its own 470-acre estate is also conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa, and 18-hole golf course.

Local family activities include Chessington World of Adventures & Zoo, Bocketts Farm, and Hobbledown Adventure Farm Park. The local area has extensive beautiful countryside to enjoy, including Epsom Downs, Langley Vale Centenary Wood, Ashted Common and the many National Trust nature reserves and estates. There are also a number of pretty local villages around Headley Heath and Box Hill.









The M25 and A3 are easily accessible providing access to central London, Heathrow and Gatwick Airports.

Location Description

Epsom Town Centre & Station - 0.75 miles

Leatherhead - 3.5 miles

M25 (J9) - 4.5 miles

Heathrow Airport - 22 miles

Gatwick Airport - 23 miles

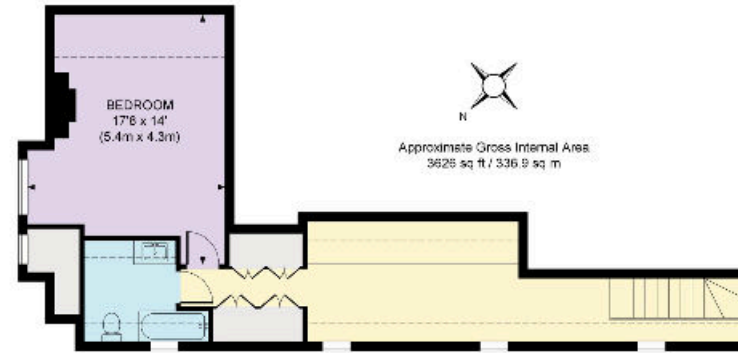
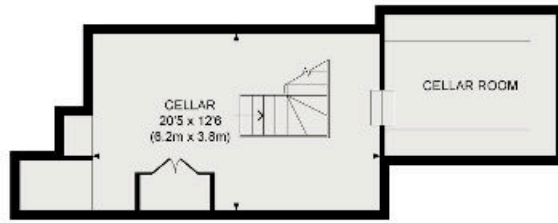
Central London - 20 miles

All distances are approximate.





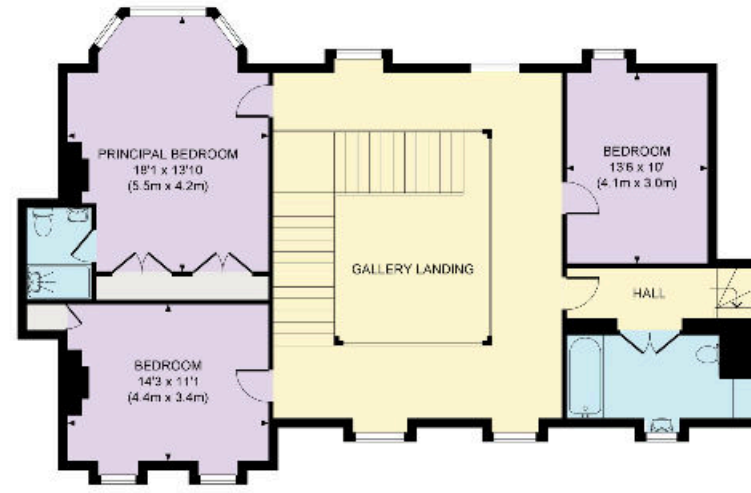




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. It is drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and window openings before making any decisions on the opportunity.

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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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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