



PORTFOLIO
from



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Hampton Grove, Ewell Village, Surrey, KT17

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Barnard Marcus are delighted to welcome to the market this stunning Flexible 5/6 Bedroom detached family home situated on a sought after and rarely available cul-de-sac on the borders of Epsom and Ewell just a short walk to Ewell Village.



Introduction

This stunning home offers everything you can want and more and has been meticulously updated by the current owners. The property is situated over two floors with an impressive 2279 internal sq footage and fronted by a large driveway with detached garage and external utility room & carport.

The Ground Floor

The ground floor offers a welcoming and light filled entrance hall and have reception rooms to both the left and right, there is a further separate dining room leading into the conservatory that is used by the current owners as a bar and entertaining space. The kitchen is certainly one of the focus points of the home with a high spec fitted kitchen with island breakfast bar and integrated appliances including wine cooler with side access door and stunning bi-fold doors leading out to the patio seating area perfect for the summer. The ground floor is completed by a handy utility room and cloakroom W.C.





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The first floor offers four double bedrooms with the master bedroom offering an en-suite shower room with three piece suite and large walk in Dressing Room, there is also a luxury family bathroom with four piece suite and finally a potential fifth bedroom which is currently used as a fantastic home office.

Location

Hampton Grove is a cul-de-sac just off Epsom Road, within easy reach of both Ewell East and West stations (offering direct services into Victoria, London Bridge and Waterloo), as well as all the shops, restaurants and leisure facilities in both Epsom and Ewell. It's also extremely conveniently located for Glyn school for boys, Rosebery for girls, as well as Wallace Fields junior school. The green open spaces of Epsom Downs and Priest Hill Nature Reserve are also located near by.

Garden

The rear garden is beautifully landscaped with mature trees, laid to lawn, patio seating area, further secluded patio area and a large fully powered summerhouse currently used as a gym / games room.



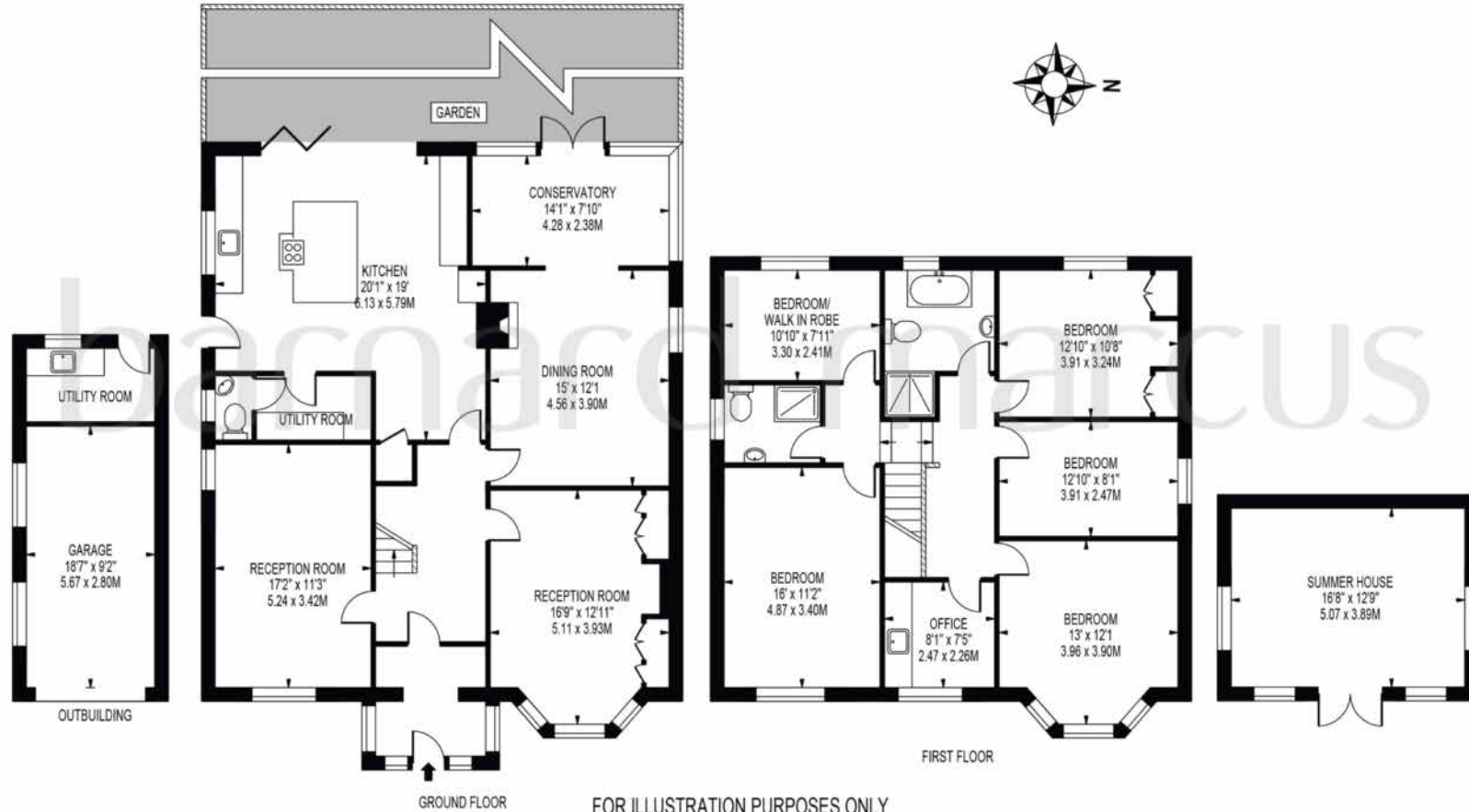
HAMPTON GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2279 SQ FT - 211.73 SQ M

(EXCLUDING OUTBUILDING & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 223 SQ FT - 20.72 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 212 SQ FT - 19.72 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to Hampton Grove, Ewell Village, Surrey, KT17

Barnard Marcus are delighted to welcome to the market this stunning five bedroom detached family home that lies on a rarely available cul-de-sac on the Epsom and Ewell borders.

Guide Price

£1,600,000

- Detached Family Home
- Three Well Appointed Reception Rooms & Bar
- Beautifully Presented Throughout
- Large Driveway with Detached Garage & Car Port

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

01372 740911

or email Epsom@barnardmarcus.co.uk

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