



The Grange, Worcester Park, KT4 7DJ

welcome to

The Grange, Worcester Park

An exciting and deceptively spacious Five/Six bedroom detached family home located in a highly sought after cul-de-sac. Boasting 2075 sq ft of bright and spacious living accommodation, large rear garden and driveway for multiple vehicles - this super house is a must view!



THE GRANGE

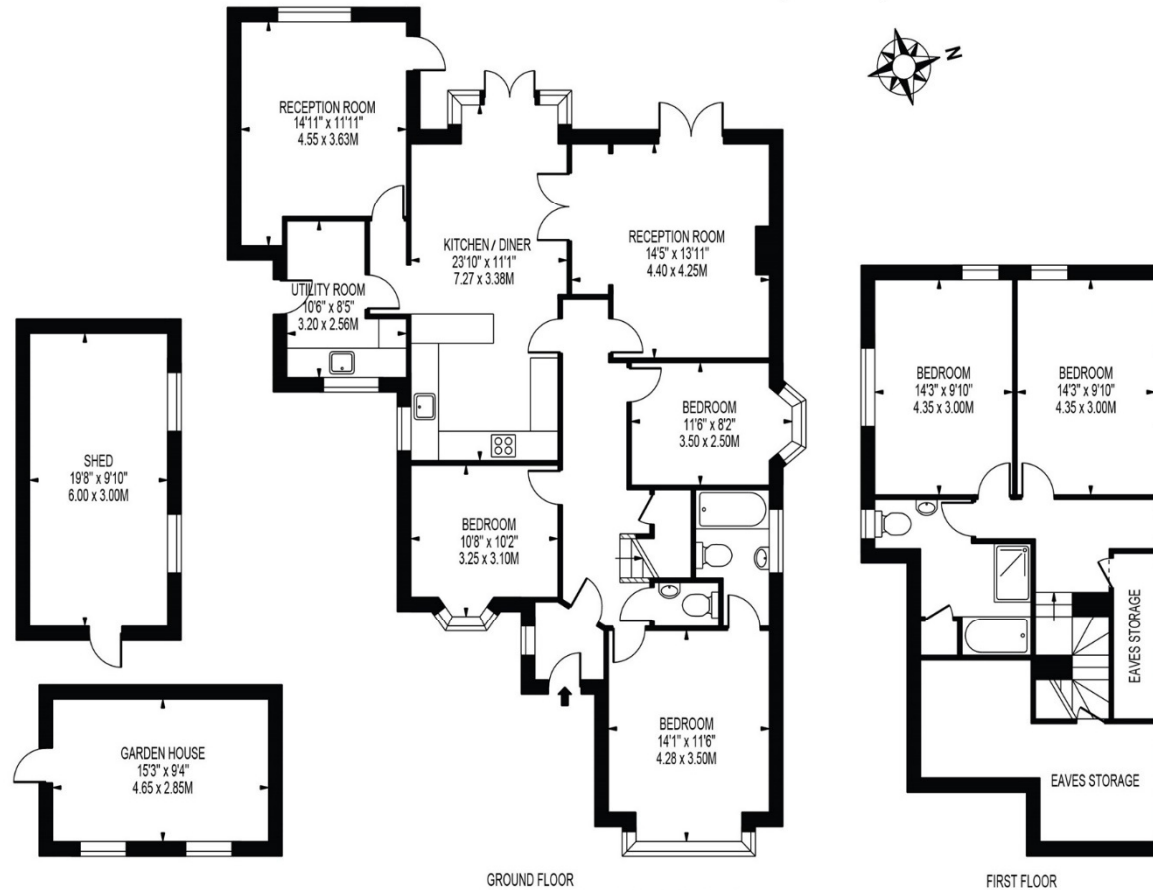
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1932 SQ FT - 179.46 SQ M**

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARDEN HOUSE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **174 SQ FT - 16.12 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: **143 SQ FT - 13.25 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **194 SQ FT - 18.00 SQ M**



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

FIRST FLOOR

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.

Owned and cherished by the existing owners for over 20 years, very few properties offer as much as The Grange. This deceptively spacious and immaculately maintained detached family home offers remarkable flexibility, generous room sizes and an idyllic setting just moments away from local amenities, restaurants and excellent Junior and Senior school catchments.

Accommodation

You are welcomed into a bright, airy entrance hall with a convenient downstairs cloakroom/W.C. and excellent built in storage. The ground floor provides outstanding versatility featuring multiple reception rooms, a striking 23 ft fitted kitchen/dining room ideal for entertaining, with adjoining utility room, a well-proportioned bedroom to the front of the property with its own en-suite and two further bedrooms that can also be used as space to work from home.

The first floor continues to Impress with Two Spacious double bedrooms, Extensive eaves storage and a modern family bathroom equipped with both a bath and separate shower.

Outside

The rear garden is a true highlight - large, private, and beautifully maintained. A generous decked terrace flows seamlessly onto an expansive lawn, perfect for alfresco dining, entertaining and family activities. Toward the rear of the plot you'll find multiple sheds, including a fully powered outbuilding that is currently served as a gym but previously used as a home office.

The home sits back from the road, benefiting from a long driveway with parking for several vehicles, as well as side access leading directly to the garden.

Location

The Grange offers the charm of a leafy suburban setting, combined with the practicality of being near local amenities, cafés and restaurants. The area is served by multiple primary and secondary schools - including Richard Challoner - making it ideal for families. Excellent transport links connections include nearby railway stations offering direct links into London, along with regular bus services to Kingston, Epsom and surrounding towns. Residents also benefit from an abundance of green spaces close by, with Horton Golf Club and natural reserve, Nonsuch park and Auriol Park all with easy reach, providing plenty of opportunities for leisure and outdoor enjoyment.

welcome to

The Grange, Worcester Park

- Up to 5 bedrooms offering versatile layout options
- Master bedroom with en-suite
- 23ft kitchen/diner with space to entertain
- Family room with garden access
- Separate utility room
- Pretty, west-facing garden
- Ample off-street parking
- Quiet cul-de-sac location

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£950,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108146



Property Ref:
WCP108146 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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