



A beautifully presented family home within moments of Epsom Downs

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# Downs Wood Epsom KT18 5UH

Epsom 2.1 miles

London 16.8 miles

London by rail - 55 mins from Tattenham Corner

M25 (Junction 8) 5.4 miles

All times and distances are approximate

Nestled on a leafy, tree-lined road just moments from the renowned Epsom Downs, this exceptional family home blends classical elegance with modern luxury. Thoughtfully renovated and extended to an impressive standard, the home boasts a stylish, light-filled interior with generous living spaces - perfectly suited for both family life and entertaining.

- | Hallway
- | Breakfast Room
- | Kitchen
- | Study
- | Reception Room
- | Conservatory
- | Bathroom
- | Shower Room
- | 3 Bedrooms
- | Garden Studio
- | Garden
- | Off-Street Parking

Offers in Excess of £900,000





This stunning three-bedroom detached family home has been thoughtfully extended and renovated to an exceptional standard. Designed with both style and practicality in mind, the versatile layout features a bright and contemporary interior that effortlessly combines luxury and comfort. The spacious living areas are ideal for entertaining, blending elegant design with everyday functionality. A sleek kitchen, generously-sized bedrooms and high-spec bathrooms contribute to the home's perfect balance of sophistication and warmth. Outside, a beautifully landscaped garden and elevated patio offer a private, peaceful retreat - perfect for relaxing or socialising. Situated in the highly sought-after Epsom Downs area, this remarkable home must be viewed to be fully appreciated. An internal viewing is highly recommended.



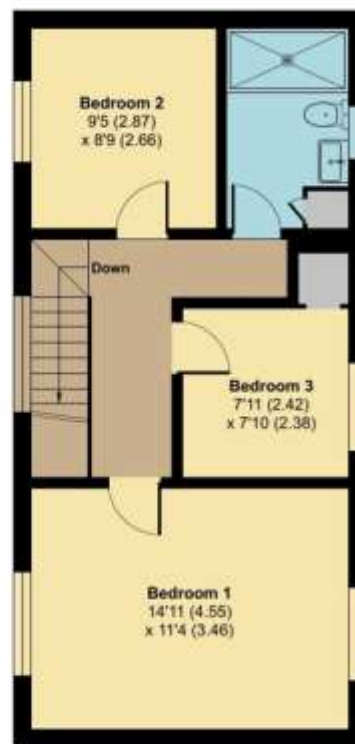
The property is within walking distance of Tattenham Corner with its variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively). The open spaces of Epsom Downs are in close proximity as are a wide variety of well-respected local schools.

Three generous bedrooms | Within moments of Epsom Downs | Carriage driveway | Large private and mature garden which is fully lit | Lapsed Planning Permission 19/00580/HHOLD | Excellent potential to extend | Presented to a high standard throughout | Within easy reach of Tattenham Corner Station





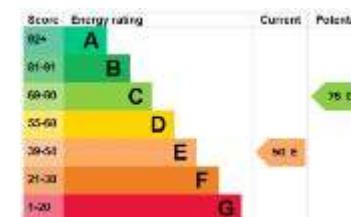
GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

1,551 SQ FT / 144 SQ M



Tenure: Freehold

Local Authority: Reigate and Banstead Council

Council Tax Band: G

All mains services

FFTP Broadband Available

To the best of our knowledge on production of this brochure

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