



**MICHAEL EVERETT & Co**

*... A Moving Experience*



# THE RIDGE EPSOM KT18 7ET

An imposing and immaculately presented 6 bedroom/5 bathroom character detached property in The Ridge, which is unquestionably Epsom's finest residential location, set within Woodcote Park and immediately adjacent to the grounds of the RAC Country Club.

## Accommodation and amenities

Reception Hall • Vast Sitting Area • Spacious Dining Area •  
Orangery • Family/TV Room • Study • Breakfast Area •  
Spacious Kitchen • Utility Room • Cloakroom • Master  
Bedroom Suite • Guest Suite • Four Further Bedrooms •  
Four Bathrooms • Well Established Rear Garden With Brick  
Built Feature BBQ and Fire Pit • Three Car Garage •

The property is situated in one of Epsom's most sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.







This six bedroom elegant, substantial detached property has been much improved and extended by the current owner and carefully combines both period and contemporary features.

Designed over two floors and providing a wealth of lateral living space, enjoying a south west facing terrace and garden ideal for in and outdoor entertaining.

The expansive accommodation throughout comprises four bedroom suites plus two additional bedrooms, generous reception areas and an orangery. The designer kitchen features granite worktops with island, electric Total Control 3 oven Aga, eye level Neff hide and slide oven, Neff warming drawer, Quooker instant boiling water tap, Neff gas hob, wok and 2 rings, Sub-Zero fridge/freezer and undercounter wine fridge.

Separate utility area with Miele dishwasher, double sink and undercounter fridge and a boot room with facilities to shower pets.

On the ground floor leading from the reception hall are the principal reception rooms including the living area, dining area and the bespoke kitchen. The kitchen gives way to a spacious family area and orangery with doors onto a terrace and rear garden, with built in BBQ and fire pit.

The property also benefits from ground floor Au-pair suite/elderly relative accommodation with bedroom, bathroom and sitting area.

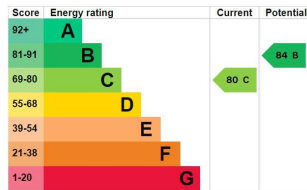
Outside the garden is well established with a full width natural stone terrace and large area of parkland lawn.

The garden enjoys a sunny south westerly aspect, having been well maintained and providing generous outside living space. To the front: garden with inset flowering borders, lawned area and generous off street parking with additional three car garage.

Council Tax Band: H

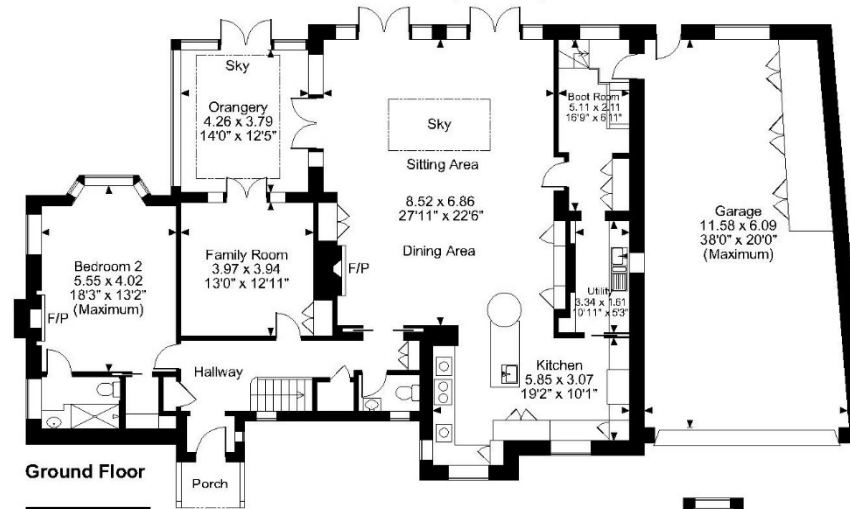
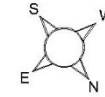
**Asking Price    £2,950,000    Freehold**



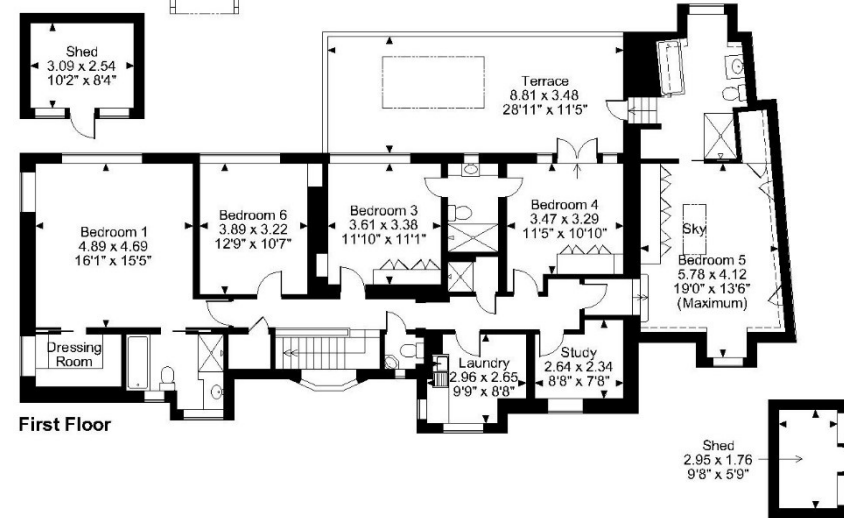


The graph shows this property's current and potential energy rating.

Approximate Gross Internal Area  
 Main House = 3609 Sq Ft/335 Sq M  
 Garage = 700 Sq Ft/65 Sq M  
 Outbuildings = 140 Sq Ft/13 Sq M  
 Terrace external area = 330 Sq Ft/31 Sq M  
 Total = 4449 Sq Ft/413 Sq M



Ground Floor



First Floor

Shed  
 2.95 x 1.76  
 9'8" x 5'9"

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.