



**MICHAEL EVERETT & Co**

*... A Moving Experience*



# DOWNSLLEE, BURGH HEATH ROAD, EPSOM, KT17 4LS

A spacious detached property situated on a private plot in the much sought after College area of Epsom. The property benefits from a master bedroom with ensuite bathroom, three additional bedrooms, two bathrooms and wc, also an indoor pool and gym complex with established gardens and no onward chain

## Accommodation and amenities

Entrance Porch • Entrance Hall • Reception room / Dining Room • Family Room • Kitchen/Diner • Study • Master Bedroom with En-Suite • 3 Further Bedrooms • Family Bathroom and shower room • Roof Terrace • Pool House • Well Established Rear Garden • Private Driveway • Front Garden •

The property is situated in a highly sought after location and is conveniently located 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'.







A charming, well-proportioned, bright character family home, located in a secluded private lane, shared only with two adjacent properties in the sought-after College Area of Epsom. The property offers four good sized bedrooms plus study, three reception rooms and three bathrooms. The property has the benefit of a separate complex providing a good-sized indoor swimming pool and gym. Having been sympathetically renovated the property is offered to the market in good condition throughout. The property has the benefit of no onward chain.

Driveway leads to Entrance Porch to front door. Spacious Entrance Hall: polished Oak flooring. Cloakroom: low level w.c, wash hand basin. Magnificent spacious Drawing Room: ideal for entertaining, feature inglenook fireplace, high ceilings, Dining Area. Double doors through to Conservatory with further double doors to Terrace and Garden. Kitchen/Diner: ceiling downlighter, polished ceramic flooring: comprehensive range of Smallbone Kitchen units with cupboards and drawers below, stainless steel sink unit with mixer tap set in granite, gas range, double oven, integral dishwasher, space for large American style fridge/freezer. Granite work surfaces and splashbacks. Central peninsula with breakfast bar. Door onto garden terrace. Utility room: space for tumble dryer. Family Room with double doors onto conservatory.

Three further double bedrooms, one with en-suite Shower room and two sharing "Jack and Jill Bathroom".

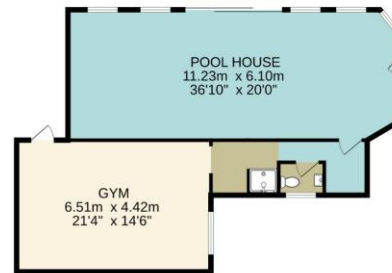
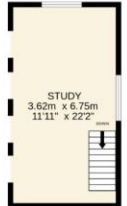
From the Drawing room staircase leads to Mezzanine floor with Study and galleried landing overlooking Drawing Room.

From the Hallway staircase leads to First Floor Landing with Master Bedroom: fitted wardrobes with some mirrored fronts, window overlooking rear garden. En-Suite shower room: fully tiled walk-in shower with rainforest shower, his and hers wash hand basins set in vanity unit, low level w.c, ladder back heated towel rail double doors onto large terrace overlooking gardens.

Detached leisure complex, good sized swimming pool with bar area and seating, sky lights and ceiling to floor glazed doors. Changing facilities with WC and shower room. Gym.

Outside: Immediately to the rear of the property, lies the principal garden with many different areas to be enjoyed. The grounds benefit from being a private setting due to the mature trees and shrubs, which line much of the perimeter of the property. The paved terrace with Pergola is perfect for al fresco dining during the summer months. To the front: parking for several vehicles.

**Asking Price £1,850,000 Freehold**



Ground floor  
317.0 sq.m. (3412 sq.ft.) approx.

1st floor  
61.5 sq.m. (662 sq.ft.) approx.

TOTAL FLOOR AREA : 378.5 sq.m. (4074 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**EPC: C**  
**COUNCIL TAX: G**

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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.

