



**Hampton Grove, Epsom**  
Epsom

Guide Price **£1,500,000**



# Hampton Grove

Epsom

Magnificent 4-bed detached house in a prime cul-de-sac location. Extended layout with open plan kitchen/diner, 3 reception rooms, 4 bedrooms, luxury bathrooms. Large garden, garden cabin, ample parking. Modern, luxurious, conveniently located near schools & town centres.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Extended Detached
- Prime Cul-De-Sac Location
- Spacious Open Plan Kitchen/Diner
- Three Receptions
- Four Bedrooms
- Two Bathrooms
- Catchment For Excellent Schools
- Close To Both Ewell Village & Epsom Town Centre
- Large Garden Cabin
- Modern Throughout



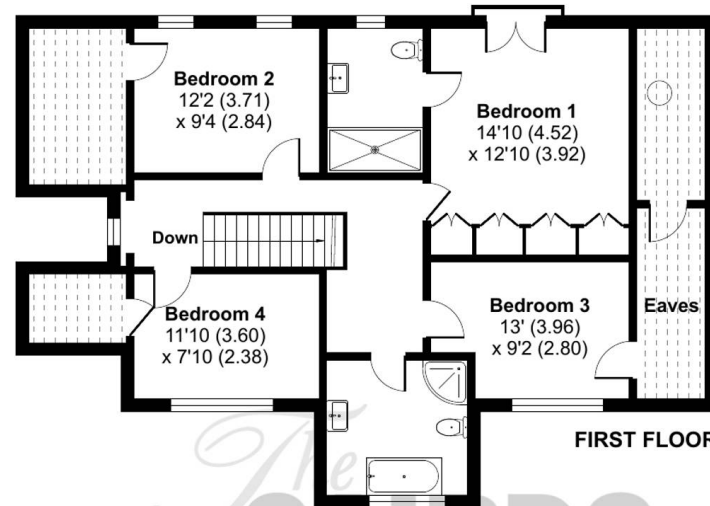
Nestled within a prime cul-de-sac location, this magnificent 4-bedroom detached house offers a perfect blend of modern living and timeless elegance. Boasting an extended layout, the property features a spacious open plan kitchen/diner, three inviting reception rooms, and four generously-proportioned bedrooms. The two bathrooms are a testament to luxury, offering a tranquil retreat. Impeccably presented and bathed in natural light, this home is a haven for families seeking both style and comfort. Situated within the catchment area for excellent schools and within close proximity to both Ewell Village and Epsom Town Centre, convenience is key. A large garden cabin adds versatile space for various needs, while the property itself is characterised by a contemporary design that is sure to impress even the most discerning buyer.

Outside, the property offers a sanctuary of lush tranquillity – a large private garden stretches out beyond the walls, providing ample space for outdoor enjoyment. The garden cabin is a perfect retreat for hobbies, work, or relaxation, offering a secluded space within your own property. A large carriage driveway allows for multiple cars, ensuring convenience for busy lifestyles. Whether hosting gatherings or simply savouring the serenity of the outdoors, this property offers an exceptional balance of indoor and outdoor living. This residence epitomises the essence of refined living coupled with practicality – a rare find in today's competitive market. With its modern interiors, expansive outdoor spaces, and enviable location, this property presents a unique opportunity for buyers seeking a harmonious blend of luxury and comfort in a sought-after locale.

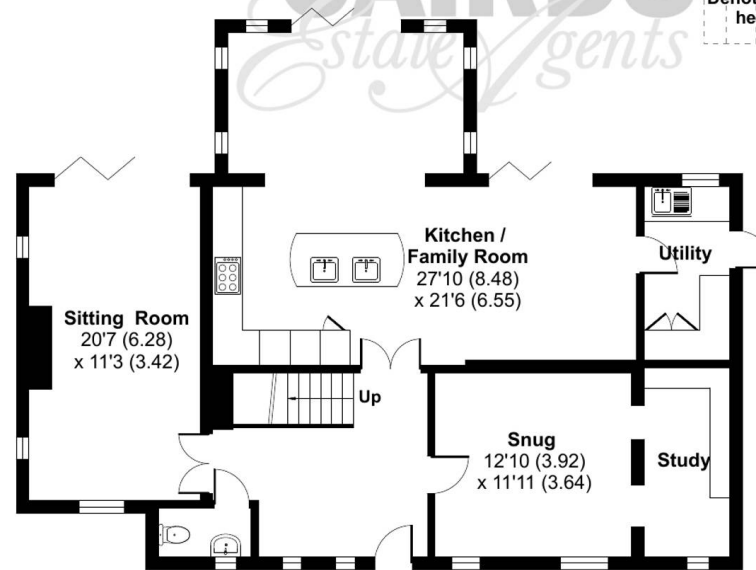
# Hampton Grove, Epsom, KT17

Approximate Area = 2110 sq ft / 196 sq m  
Limited Use Area(s) = 219 sq ft / 20.3 sq m  
Total = 2329 sq ft / 216.3 sq m

For identification only - Not to scale



Denotes restricted  
head height



**GROUND FLOOR**





## Cairds The Estate Agents

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