



Bramble Walk, Epsom

Guide Price £525,000



Bramble Walk

Epsom

Charming 2-bed semi-detached cottage in Stamford Green. Features period details, handmade kitchen, two receptions, private garden, and great transport links. Close to excellent schools, Epsom Common, and amenities. Ring now to schedule viewing! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Character semi-Detached Cottage
- Stamford Green Conservation Area
- Custom Handmade Kitchen
- Sitting Room With Log Burner
- Modern Downstairs Family Bathroom
- Two Double Bedrooms
- Landscaped Private Rear Garden
- Walking Distance to Outstanding Primary School
- Great Location for Woodland Walks
- Close to Epsom Train Station

Situated within the highly sought-after Stamford Green Conservation Area, this charming semi-detached character cottage offers a wonderful blend of period features and modern living, with two generous double bedrooms.

The thoughtfully arranged ground floor comprises a welcoming living room featuring a wood-burning stove, alongside a separate dining room that flows seamlessly into a bespoke handmade kitchen, designed with both style and practicality in mind, the kitchen benefits from custom cabinetry and contemporary fittings. A modern family bathroom is conveniently located on the ground floor and is finished to a high standard with quality fixtures and fittings.

To the first floor are two well-proportioned double bedrooms, both filled with natural light and presented in neutral tones, creating a calm and comfortable living environment.

The rear of the property features an attached workshop, providing a practical storage solution, alongside a small, private garden.

The location is particularly appealing for families and commuters alike. An outstanding primary school is within easy walking distance, while Epsom Common is just moments away, offering beautiful woodland walks and open green space right on your doorstep. Epsom railway station is also within comfortable walking distance, providing excellent rail connections to London and surrounding areas.

Combining charm, convenience, and a prime location, this delightful cottage offers a peaceful retreat within a vibrant community close to local amenities, highly regarded schools, and excellent transport links. Ideal for first-time buyers, downsizers, or those seeking a character home in an exceptional setting, early viewing is highly recommended to fully appreciate all that this unique property has to offer.

Bramble Walk, Epsom, KT18

Approximate Area = 693 sq ft / 64.3 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 739 sq ft / 68.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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