

The PERSONAL Agent

Ripley Way, Epsom

Offers In Excess Of £1,000,000

Ripley Way

Epsom

- Cul de sac location
- Charles Church built home
- Detached family home
- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Ensuite & family bathroom & cloakroom
- Double integral garage
- Off street parking for several cars
- Outskirts of Epsom Common and Horton Country Park

Situated in a wonderfully secluded position on a rarely available cul-de-sac on the periphery of the popular Manor Park development, this attractive Charles Church detached family home warrants immediate viewing.

Ideally placed on the outskirts of Epsom Common and Horton Country Park, it enjoys pleasant walks and bridle paths, while David Lloyd leisure centre, Epsom town centre, railway station and Stamford Green Primary School are all within easy reach.











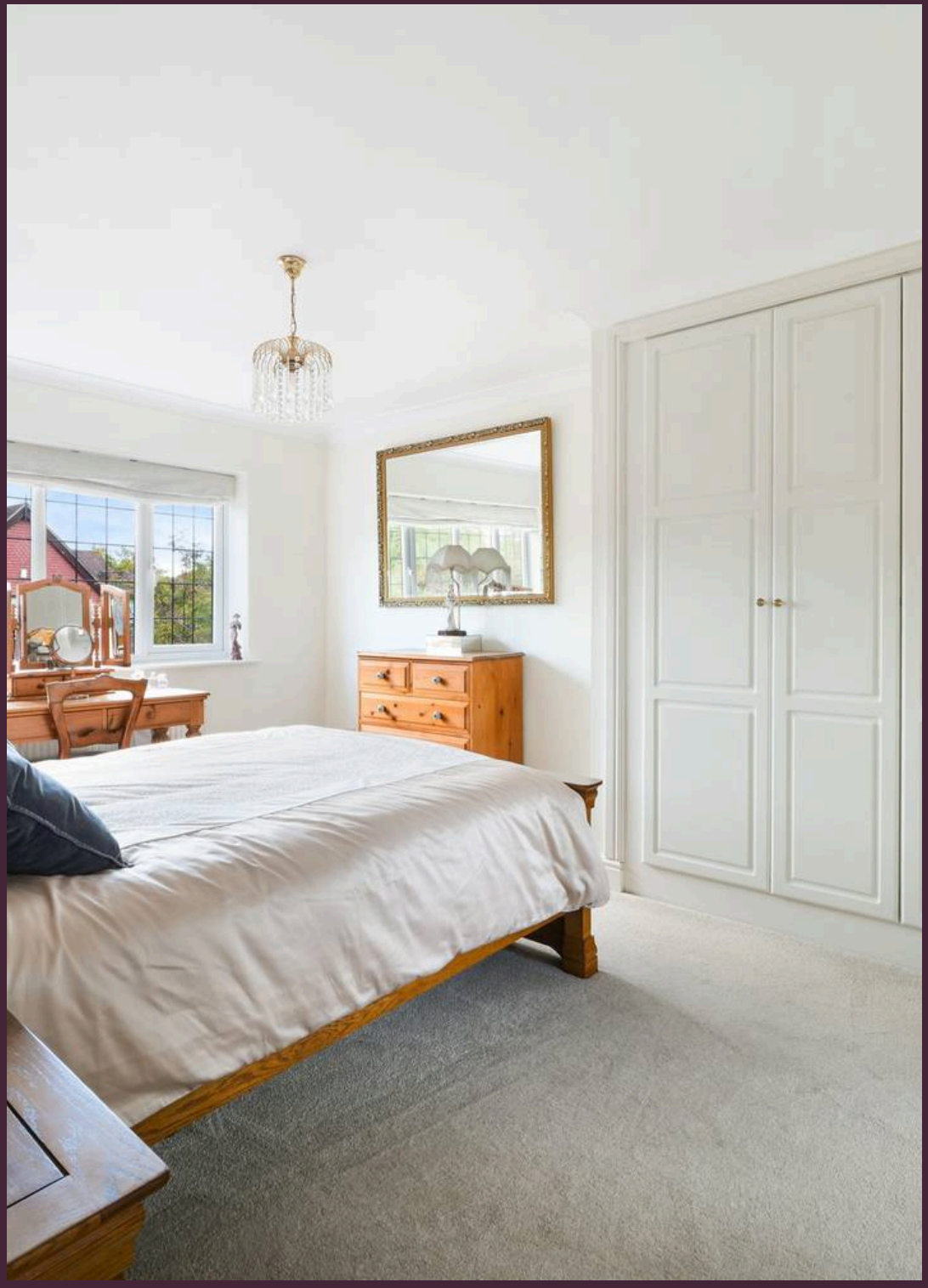
Description

The property enjoys a fantastic outlook over parkland and has been thoughtfully upgraded by the current owners. A beautifully planted front garden, block-paved driveway and welcoming porch lead into a spacious reception hall. The generous dual-aspect lounge/diner features a fireplace and garden access, while two further reception rooms offer excellent flexibility as a snug, playroom, home office or occasional guest bedroom.

At the heart of the home is a well appointed kitchen/breakfast room with a comprehensive range of units and integrated hob, extractor, oven, microwave and dishwasher, plus space for a fridge freezer. Patio doors provide a pleasant outlook and direct access to the garden, while a separate utility room offers practical storage and integral access to the double multi purpose garage.

Upstairs, the galleried landing leads to three generous double bedrooms and a spacious single, with the principal bedroom featuring a full wall of built in wardrobes and a generous en suite bathroom. A stylish family shower room serves the remaining bedrooms.

Outside, the beautifully maintained garden combines a patio for alfresco dining, lawn, mature planting and colourful flower beds, with useful sheds, gated access and bin storage completing this wonderful family setting.



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Longrove Park, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School, Blenheim, Southfield Park and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





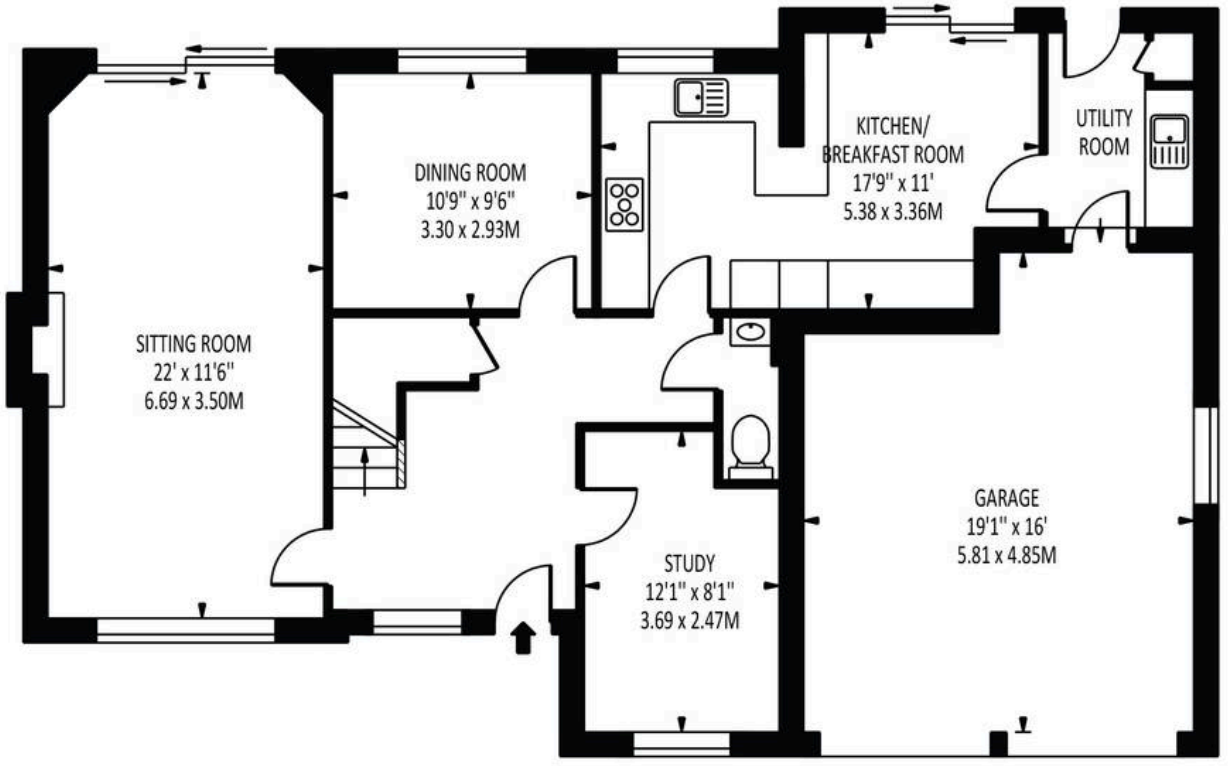




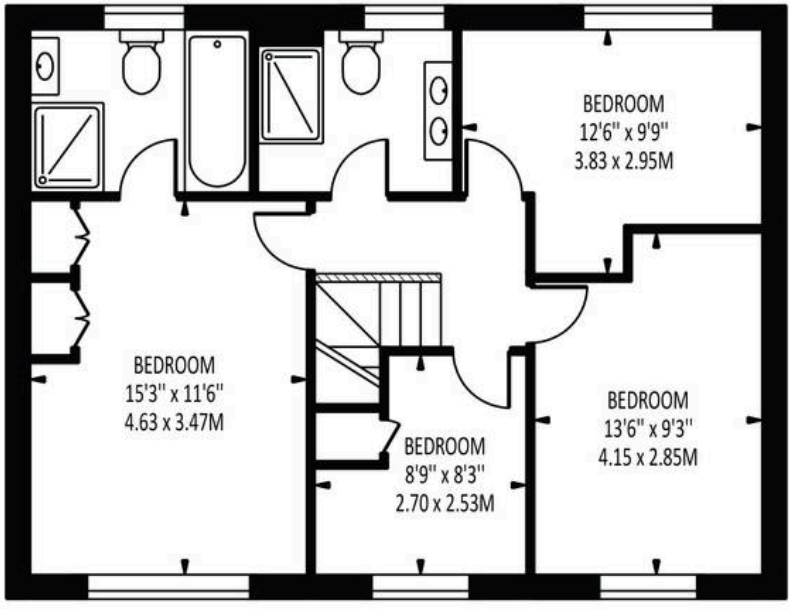
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Total Area: 1800 SQ FT • 167.23 SQ M
(Including Garage)
Garage Area : 268 SQ FT • 24.90 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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