

BURGH HEATH ROAD

Epsom, Surrey KT17



A SUPERB DETACHED FAMILY HOME CLOSE TO EPSOM DOWNS

A substantial home extending to just under 4,500 sq ft, set within mature gardens of approximately 0.4 acres and complemented by a detached leisure complex incorporating an indoor swimming pool and gym.

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Local Authority: Epsom and Ewell Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Occupying a secluded position at the end of a private road, the house is conveniently located for both Epsom Downs and the town centre.

A welcoming entrance hall leads to the principal reception room, an impressive area with vaulted ceilings, extensive glazing and skylights that fill the interior with natural light. An exposed brick fireplace forms an attractive focal point, while a mezzanine study overlooks the room below and enjoys views across the rear garden.

The Smallbone kitchen is fitted with an excellent range of bespoke cabinetry and quality work surfaces, together with a breakfast area. Beyond lies a family room, creating a natural hub for day-to-day living and entertaining.











DESCRIPTION

The bedroom arrangements offer considerable flexibility. Three bedrooms are situated on the ground floor, including one with an en suite shower room, while the remaining two are served by a family bathroom. A conservatory, guest cloakroom and boiler room complete this level. Occupying the upper floor, the principal suite provides a peaceful retreat with fitted wardrobes and an en suite shower room.

The gardens surround the house and offer a high degree of privacy, with both southerly and northerly aspects ensuring sunshine throughout the day. Established trees, hedging, flowering borders and shrubs create an attractive setting, while terraces provide ideal areas for outdoor dining and entertaining.

A particular feature is the detached leisure complex, comprising an indoor swimming pool, gymnasium, changing facilities, shower room and WC.





Burgh Heath Road, KT17

Approximate Gross Internal Area = 292.9 sq m / 3153 sq ft

Outbuilding = 121.9 sq m / 1313 sq ft

Total = 414.8 sq m / 4466 sq ft

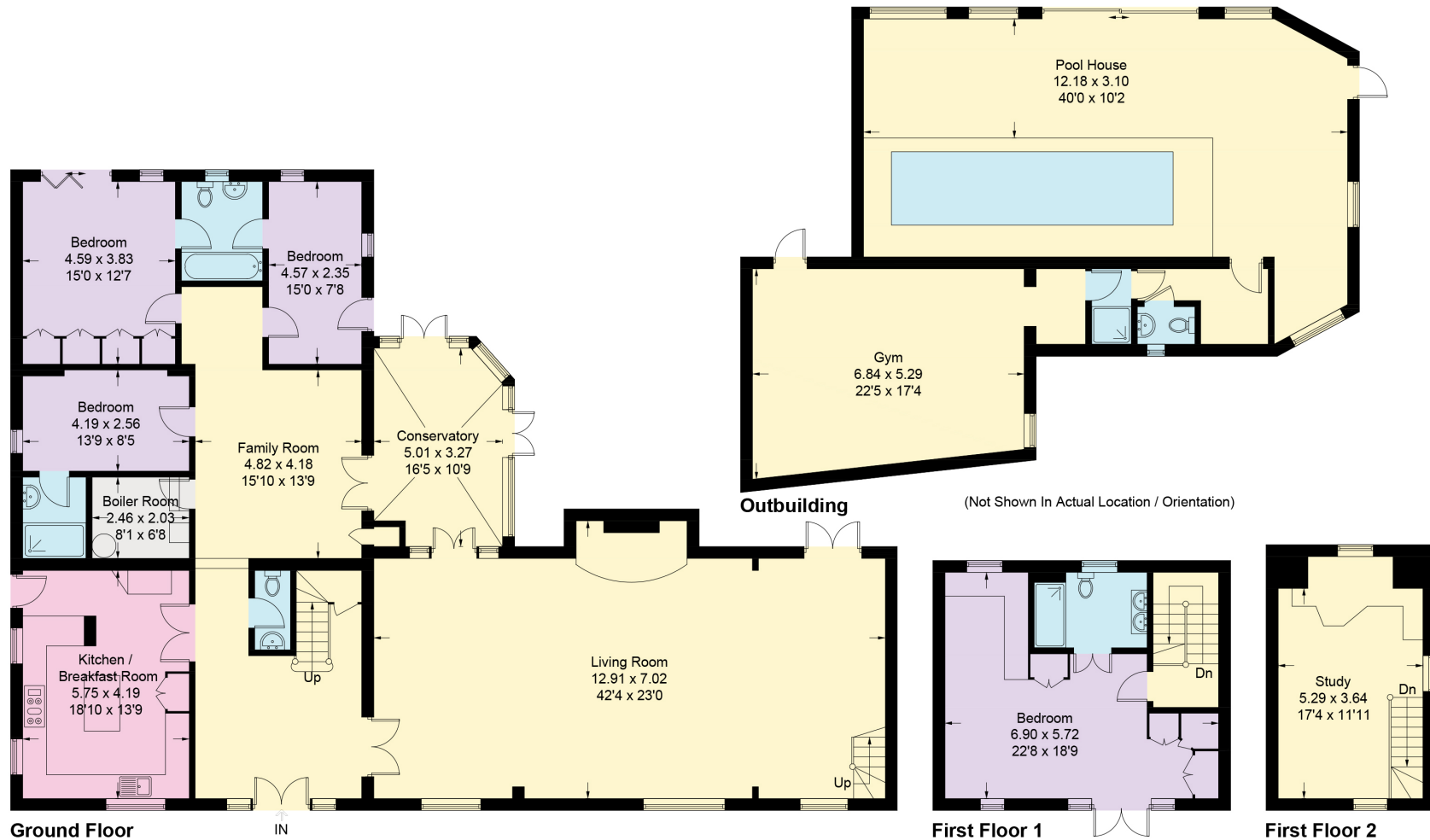


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327091)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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