



Shawley Way, Epsom

The **PERSONAL** Agent

Guide Price £1,125,000

Freehold

- Attractive detached family home
- Offering 2500 Sq. Ft of space
- Periphery of world famous Epsom Downs
- 80ft x 50ft South facing secluded garden
- Four double bedroom and bathrooms
- Wonderful kitchen/dining/family room
- Utility Room
- Opportunity for a self contained annexe
- Detached garage and parking for upwards of four cars
- Solar panels

Just moments from the open spaces of the world famous Epsom Downs, this spacious and attractive detached family home enjoys an enviable position on a generous 0.20 acre plot, complemented by a beautifully secluded, south facing rear garden.

Lovingly improved and upgraded by the current owners, the property now offers an exceptionally flexible layout. Of particular note is the self-contained area to the side of the house, which comprises a bedroom, shower room, kitchen and living space. This versatile accommodation is ideal for a teenager seeking independence, an elderly relative, guest accommodation, or even as a potential income-generating rental opportunity.

Extending to approximately 2,500 sq ft, the home combines generous living space with a substantial plot and an impressive rear garden measuring around 80ft by 50ft. Homes of this calibre, offering such versatile accommodation and occupying a prime position on the doorstep of the Downs, are rarely available.

The practicality of the design and the attention to detail are immediately apparent from the moment you arrive via the large driveway. Thoughtfully arranged throughout, the property provides the perfect setting for entertaining and social occasions, while delivering the generous and flexible family living space that modern lifestyles demand, without compromise.



From the moment you step into the welcoming central entrance hall, the exceptional feel of this home is immediately apparent. Beautifully arranged and flooded with natural light, the accommodation flows effortlessly, creating an inviting and practical environment for modern family living.

At the heart of the home lies an impressive open plan kitchen, dining and family room, a wonderfully sociable space that is perfectly suited to both everyday life and entertaining on a grander scale. French doors open directly onto the beautifully secluded rear garden, seamlessly blending indoor and outdoor living and making the most of the sunny South facing aspect.

The versatility of the accommodation continues on the ground floor with a generous double bedroom served by an ensuite shower room. Positioned on the opposite side of the entrance hall is a further bedroom, a spacious shower room, separate kitchen and an impressive 24ft living room. With the addition of a private entrance and minor alterations, this area could easily be transformed into a self contained annexe, ideal for multi generational living, guest accommodation or as a potential income generating space. A larger than average utility room completes the practical ground floor layout.

On the first floor, the impressive proportions continue with a superb principal bedroom measuring 19ft x16ft, featuring ample built in storage and a stylish ensuite bathroom. Across the landing is a very generously sized second

bedroom of 16ft x 15ft, which is served by the family bathroom. Both rooms enjoy delightful views over the rear garden and benefit from the bright, southerly aspect that fills the space with natural light throughout the day.

Outside the property benefits from a large driveway with parking for several cars. In addition there is a useful detached garage to the front, as well as a stunning South facing rear garden which is wonderfully private and measures 80ft x 50ft at its maximum.

Epsom Downs offers an idyllic outdoor lifestyle, with wide-open chalk downland perfect for long dog walks, morning runs, or relaxed weekend strolls. Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage. Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets. Epsom Downs is one of the area's most treasured assets.

Tenure- Freehold
Council Tax Band-G



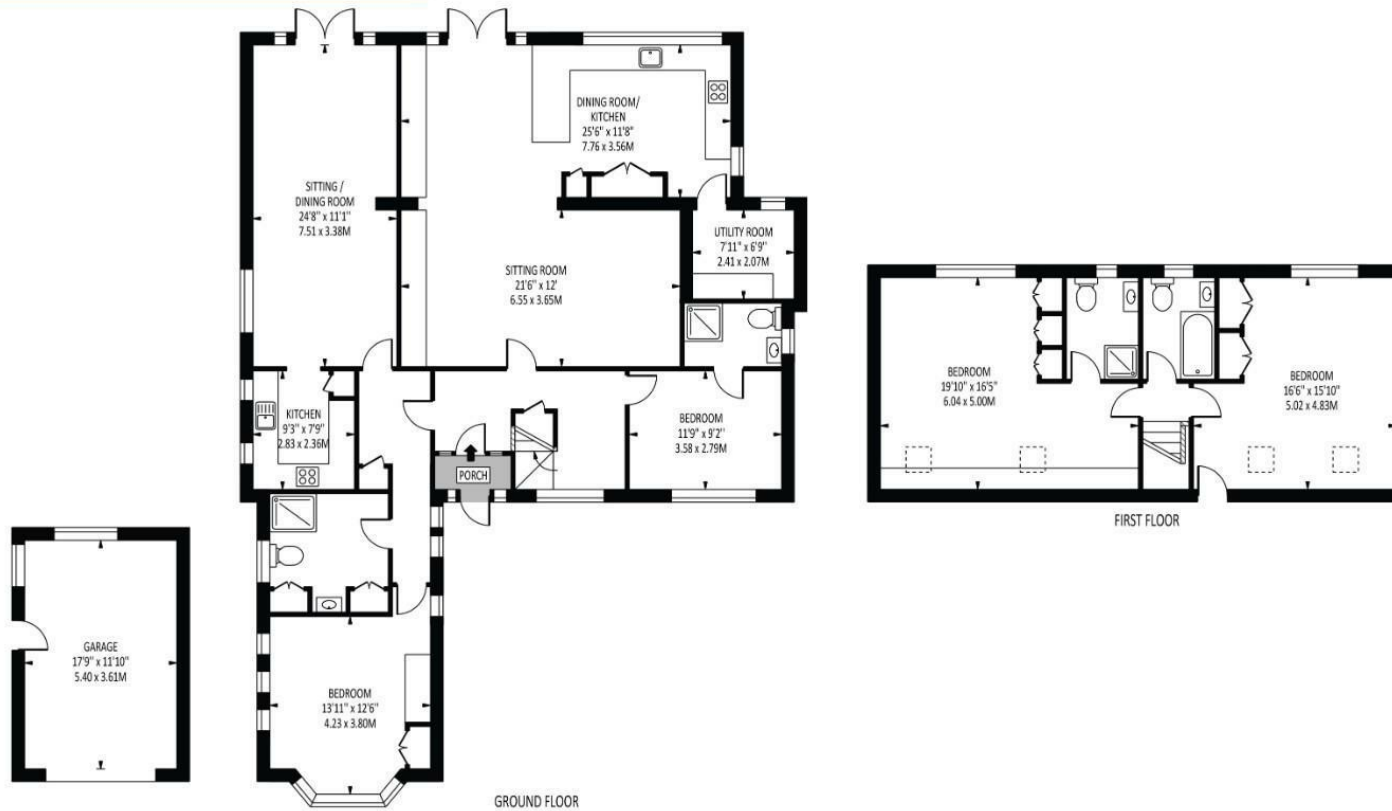


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Shawley Way

Total Area: 2509 SQ FT • 233.09 SQ M
(Including Garage)
Garage Area : 210 SQ FT • 19.49 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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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