



The **PERSONAL** Agent

33a Ashley Road, Epsom
£550,000

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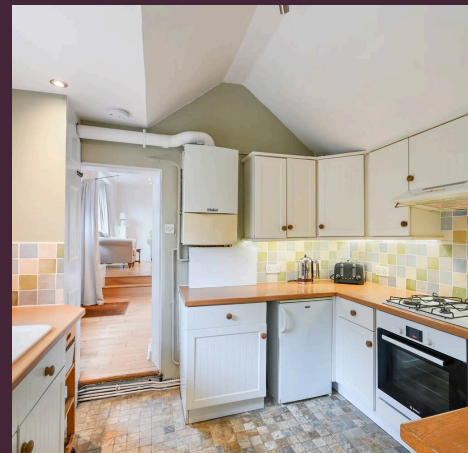
Epsom

- Charming flint fronted cottage
- Tucked away and set back from Ashley Road
- Bay fronted living room
- Two generous double bedrooms
- Downstairs shower room
- Versatile decorated basement
- Resident Parking
- Secluded south easterly garden
- Short walk to Epsom High Street
- Catchment of fantastic schools

Tucked away behind an archway at 33 Ashley Road, Vine Cottage is a charming flint-fronted home offering a wonderfully secluded setting despite its convenient location. Arranged over three floors and extending to approximately 764 sq ft, the cottage combines character, privacy and versatile accommodation.

The ground floor features a welcoming dining area leading through to a bright bay-fronted living room with wooden flooring, generous proportions and an open staircase creating a strong sense of connection. The first floor offers two genuine double bedrooms, with the principal bedroom benefiting from an exposed brick fireplace that enhances the cottage's period charm.

Full of individuality and character, Vine Cottage provides a peaceful and inviting home in a highly convenient position.





Description

The kitchen is practical and well equipped, offering ample storage and workspace, with a downstairs shower room making excellent use of the available space. The clever layout creates distinct areas while maintaining a natural connection between the living spaces. A fully decorated basement adds valuable versatility and is currently ideal as a home office, study, hobby room or quiet retreat. This additional level is particularly useful for those working from home, allowing work and relaxation to remain separate. Outside, the secluded courtyard garden is a real highlight. Enjoying a south-easterly aspect, it provides a private, low-maintenance space for morning coffee, alfresco dining or entertaining. Combined with its characterful architecture and versatile accommodation, Vine Cottage offers far more than its discreet position might suggest.



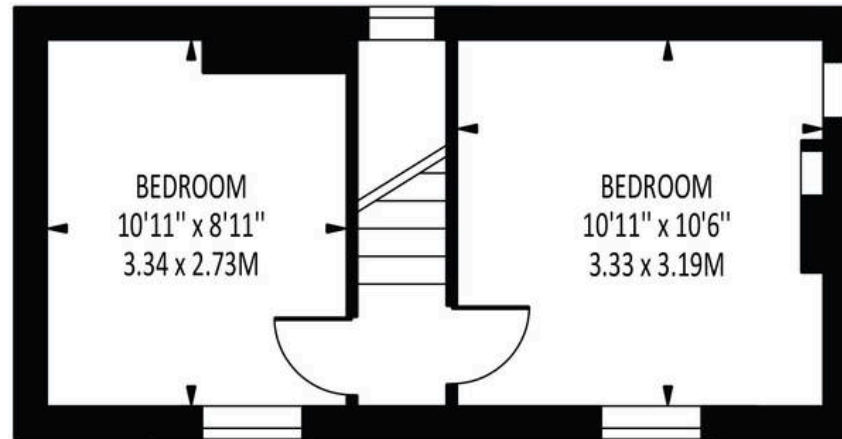
Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for shopping, dining and socialising. For leisure, residents can enjoy Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, offering beautiful surroundings for walking, cycling and outdoor activities. The town is well served by a range of educational options, including highly regarded state schools such as Rosebery Girls School and Glyn Boys School, alongside strong primary schools including St Joseph's, St Martin's and Wallace Fields. Independent options include Epsom College, Freemans and Downsend, while UCA and Laines Theatre Arts add to the town's creative character. Transport links are excellent, with frequent direct services from Epsom station to London Victoria, Waterloo and London Bridge, with journey times of approximately 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both around a 35-minute drive away. Council Tax band: D

Tenure: Freehold

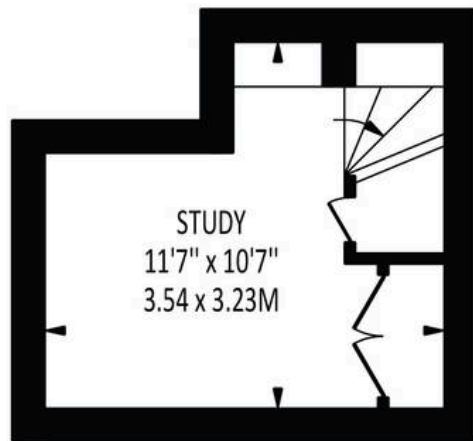
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

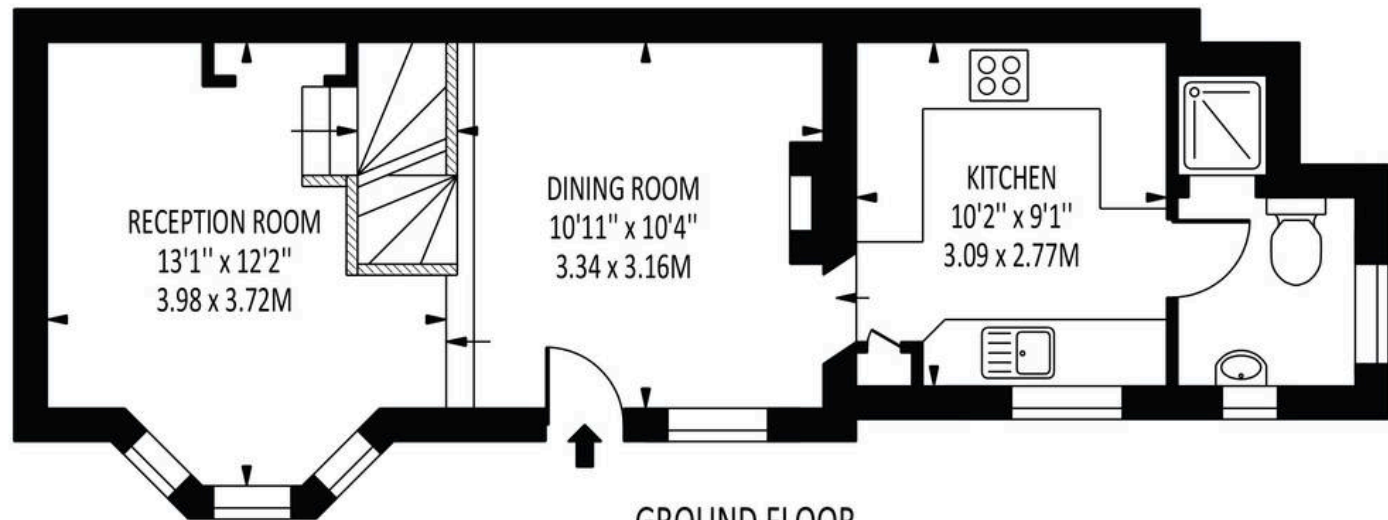




FIRST FLOOR



BASEMENT



GROUND 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.



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