

The PERSONAL Agent

Shawley Way, Epsom

Guide Price £1,150,000

Shawley Way

Epsom

- Reimagined detached family home
- Bold 0.16-acre corner plot
- 2149 sq. ft of impressive accommodation
- Parking for at least five cars
- Four generous bedrooms
- Spacious 23ft living room
- Stunning 20ft open plan kitchen
- Separate 17ft playroom
- Principal bedroom with ensuite
- Beautifully designed rear garden

More than simply a home, this is a property completely reimagined. Originally purchased by the current owners over 10 years ago as a modest three bedroom detached house, it has since been thoughtfully reconfigured, extensively refurbished and substantially extended to create a home that feels more at home within the pages of a lifestyle magazine.

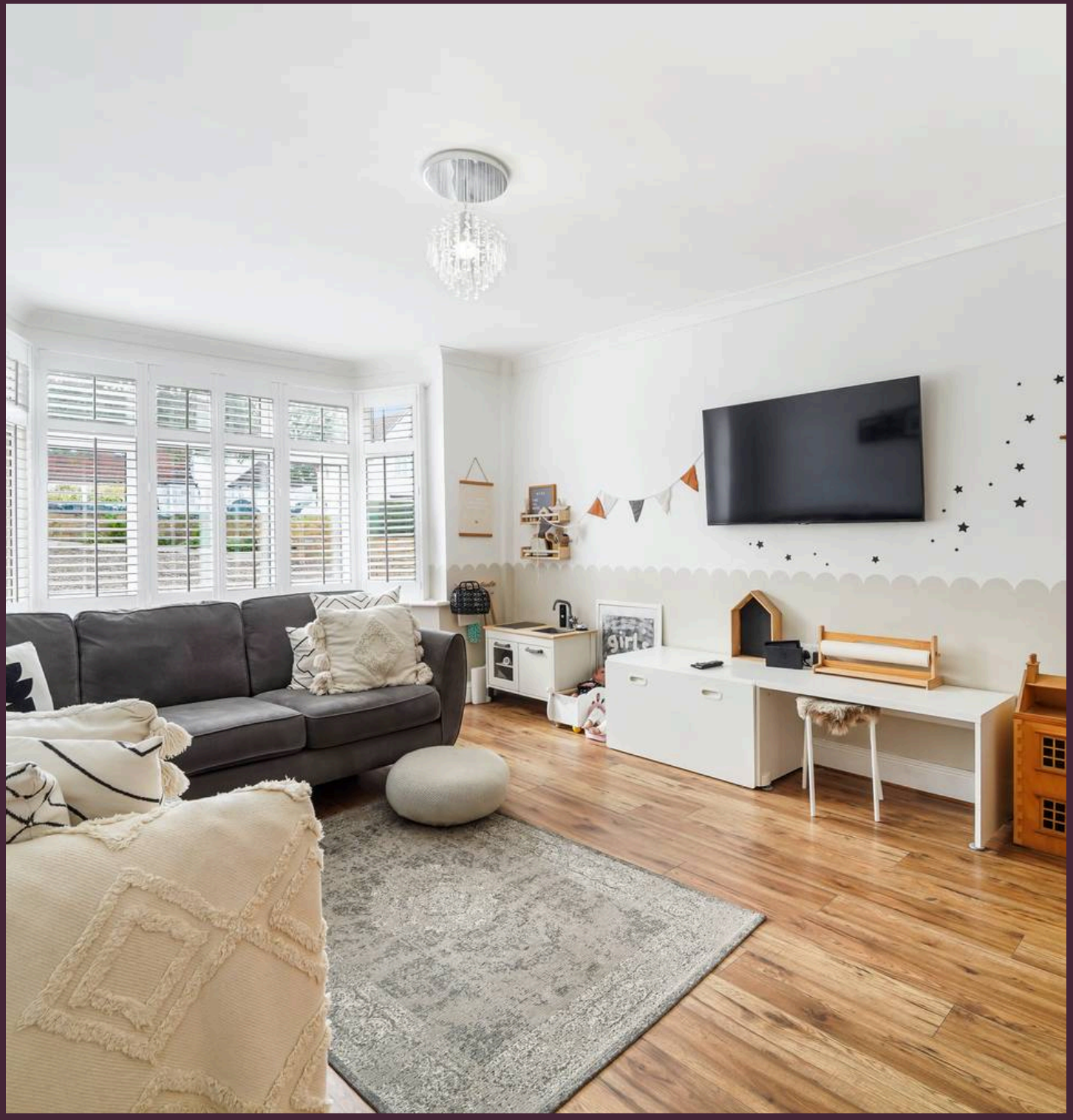
Set on a bold 0.16-acre corner plot, with an impressive 50ft frontage and parking for at least five cars, it combines scale, style and exceptional family living.











Description

From the moment you arrive, the sense of occasion is unmistakable. Double leaf entrance doors open into an imposing and wonderfully spacious hallway, setting the tone for what lies beyond. The ground floor embraces open plan living while cleverly retaining defined spaces for different moments of family life. A 23ft living room provides a natural place to unwind, complemented by a cosy snug and dining room, while the spectacular 20ft kitchen forms the social heart of the house. A separate 17ft bay fronted playroom gives children their own space, with a utility room, cloakroom and front accessed storage room adding practicality. Upstairs, four fantastically proportioned bedrooms continue the feeling of space and scale. The principal bedroom enjoys its own ensuite, while the family bathroom centres around a beautiful bathtub. To the rear, one bedroom enjoys far-reaching views towards the London skyline, including Wembley Stadium.



Outside, the beautifully designed rear garden has been created with the same attention to lifestyle, providing an imaginative setting for children while offering an equally impressive backdrop for entertaining. Whether summer gatherings spill onto the terrace or everyday family life takes over the garden, it feels considered, private and wonderfully connected to the house. Completing the picture are plantation shutters throughout, Banham locks to the front and a comprehensive CCTV system, thoughtful additions to a home where style, security and everyday living have been brought together exceptionally well. 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.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





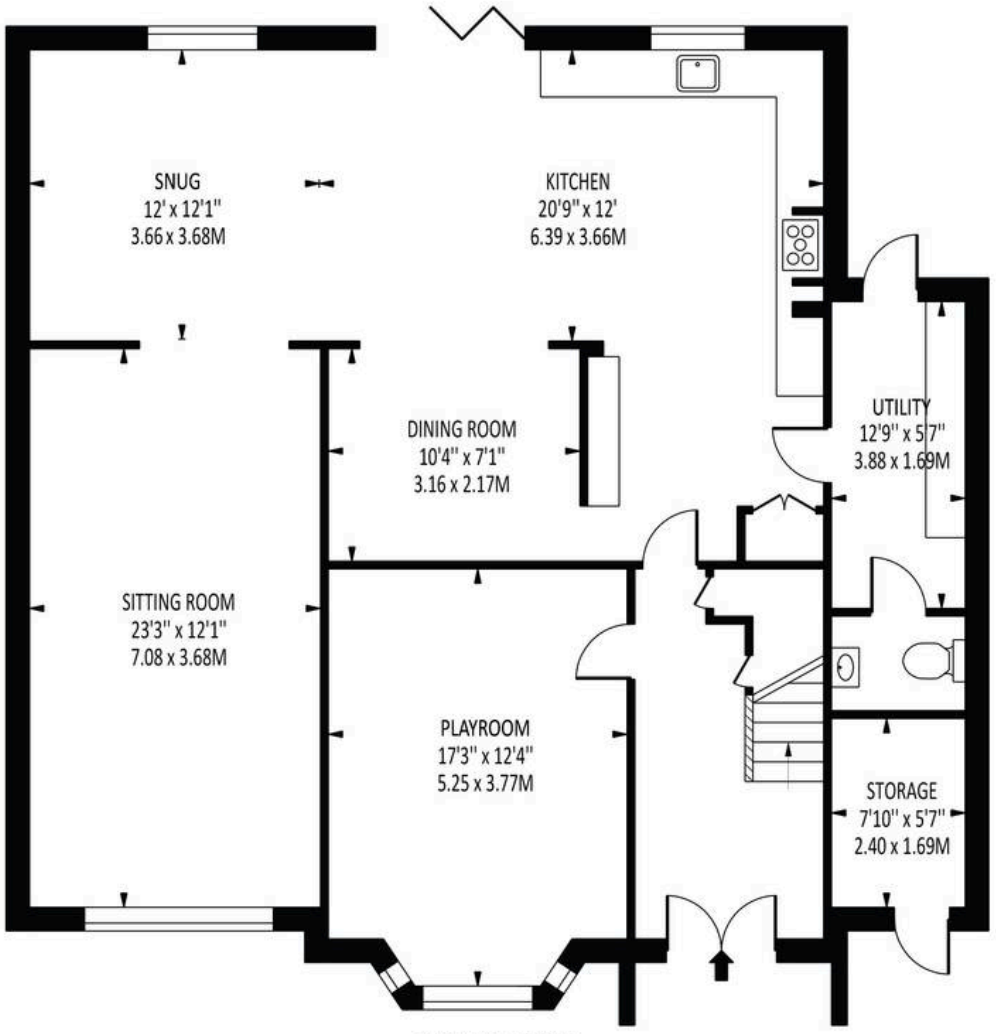




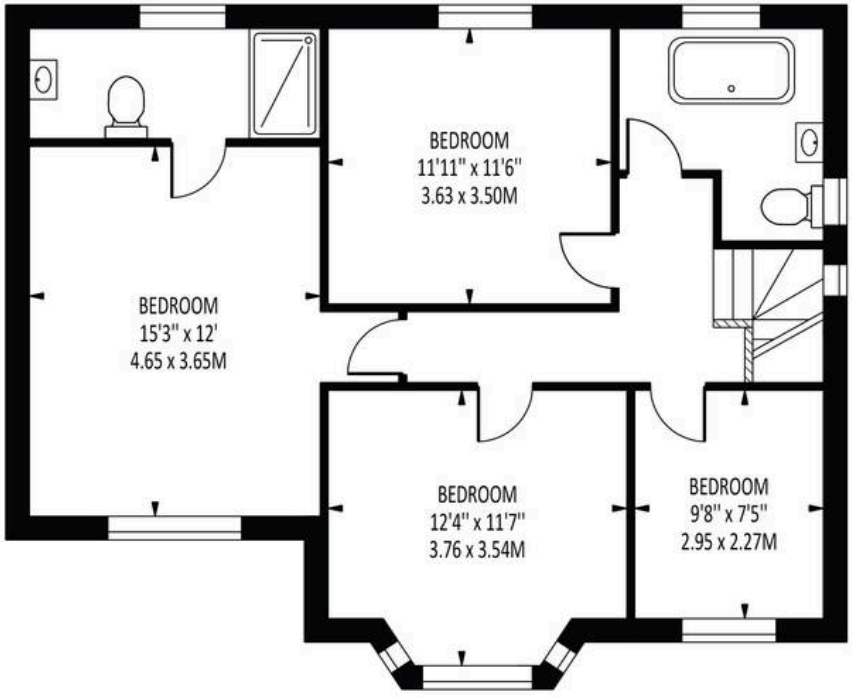
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Total Area: 2149 SQ FT • 199.68 SQ M
(Including Storage)
Storage Area : 44 SQ FT • 4.08 SQ M



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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