



Worple Road, Epsom

The **PERSONAL** Agent

Guide Price £1,400,000

Freehold

- No onward chain
- Six bedroom semi detached Victorian home
- Almost 2400 sq ft of space
- Stunning kitchen/diner extension
- Two receptions with period features
- Double bi fold doors to garden
- Two stylish bathrooms
- 130ft landscaped garden
- Off-street parking for two
- Catchment of award winning schools



Once chosen to grace the pages of Real Homes, this remarkable six bedroom Victorian semi detached home unfolds like a carefully composed story, where period character and contemporary design meet in effortless harmony. Offered with no onward chain, it invites a seamless transition into a space shaped by both impeccable taste and thoughtful transformation.

Arrival is along a resin driveway, setting a quiet, understated tone before stepping into a vestibule and onward into a hallway that immediately captivates. Lofty ceilings, an etched glass window catching the light, a delicate ceiling rose, and polished wood flooring establish a sense of timeless elegance. From here, the home reveals its rhythm: a cloakroom tucked neatly away, a formal dining room to the front where a Victorian style fireplace anchors intimate gatherings, and, to the rear, a deeply inviting sitting room. Here, a wood burner glows on cooler evenings, while doors open out to the garden, gently drawing the outside in. Beneath it all, a full-height cellar adds another layer of possibility.

At the heart of the home, the kitchen/dining space is nothing short of cinematic. Flooded with natural light from a vaulted ceiling punctuated by Velux windows and framed by expansive glazing, it is a place designed for both quiet mornings and vibrant evenings. Custom built, driftwood style cabinetry pairs beautifully with a Butler sink set into Carrera marble, while

industrial shelving and reclaimed lighting from the Dunlop factory add depth and story. A six ring gas range, double oven, and American style Fisher & Paykel fridge freezer ensure the space performs as beautifully as it looks. Bi-fold doors dissolve the boundary between inside and out, opening onto generous decking and the garden beyond, perfect for long, unhurried dining under open skies.

The first floor continues the narrative with three beautifully composed bedrooms. The principal suite, with its bay window and Victorian fireplace, feels both grand and restful, while a second bedroom echoes the same charm with views across the garden. A third room offers flexibility as a study or guest space. The family bathroom is striking, centred around a restored roll top bath with claw feet and complemented by a walk-in rainforest shower, all softly lit from above.

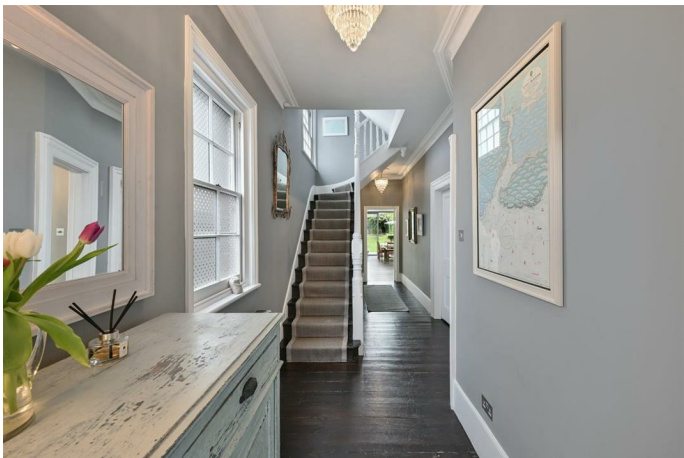
Upstairs again, the second floor offers three further bedrooms and a bathroom that leans into a more tranquil, spa like mood. A Japanese style plunge bath, sleek tiling, and a walk in shower create a calming retreat, alongside a separate W.C. and access to the loft above.

Outside, the garden unfolds to approximately 130 feet, thoughtfully designed to feel both structured and natural. Decking runs along the rear of the house

before giving way to a lawn bordered by mature planting. At the far end, a raised decked area framed by evergreens and silver birch offers a secluded escape, creating a space that feels both private and enveloping. To the front, off-street parking for two vehicles ensures everyday ease.

Epsom offers a gentle balance of countryside calm and everyday convenience, with leafy streets, a vibrant town centre, and green open spaces such as Horton Country Park, Epsom Common, and Epsom Downs providing the perfect backdrop for weekend wandering. Nearby, the RAC Country Club offers two prestigious golf courses alongside extensive dining and sporting facilities. Award-winning state and independent schools are also close at hand, including Epsom College, St John's School Leatherhead, and the Independent Pre-Prep School of the Year 2025, St Christopher's School. All of this is complemented by excellent transport links, with direct services into London and easy access to the M25, A3, Heathrow, and Gatwick.

Tenure - Freehold
Council Tax Band- F





The **PERSONAL** Agent

Worple Road

Total Area: 2384 SQ FT • 221.44 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	78
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01738 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

