



RICS

The Property Ombudsman

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CHRISTIES

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 Floor Plan produced in accordance with RICS Property Measurement 2nd Edition.



College View, Epsom, KT17



CHRISTIES



GUIDE PRICE - *£1,600,000 - £1,700,000*

SET IN THE DESIRABLE PRIVATE CLOSE JUST MOMENTS FROM EPSOM COLLEGE, EPSOM DOWNS & EXCELLENT AMENITIES. THIS STUNNING DETACHED RESIDENCE OFFERS AN EXCEPTIONAL BLEND OF MODERN LIVING AND ELEGANT DESIGN. SPANNING THREE FLOORS, THE PROPERTY BOASTS FIVE SPACIOUS BEDROOMS AND FOUR WELL-APPOINTED BATHROOMS, MAKING IT IDEAL FOR FAMILIES SEEKING BOTH COMFORT AND VERSATILITY.

AT THE HEART OF THIS HOME LIES THE IMPRESSIVE GERMAN-MADE RATIONEL KITCHEN, WHICH SEAMLESSLY INTEGRATES WITH THE DINING AND FAMILY AREAS. THIS OPEN-PLAN SPACE IS PERFECT FOR ENTERTAINING AND FAMILY GATHERINGS, AS IT FLOWS EFFORTLESSLY ONTO A DELIGHTFUL SUN TERRACE AND THE EXPANSIVE REAR GARDEN. THE GARDEN ITSELF IS A TRUE OASIS, FEATURING A GENEROUS LAWN AND A FULL-WIDTH SUN TERRACE, PERFECT FOR ENJOYING SUNNY DAYS AND OUTDOOR ACTIVITIES.

IN ADDITION TO ITS REMARKABLE INTERIOR, THE PROPERTY INCLUDES A DOUBLE GARAGE AND A PRIVATE DRIVEWAY, PROVIDING AMPLE PARKING FOR NUMEROUS VEHICLES. THE ARCHITECTURAL STYLE OF THE HOUSE REFLECTS A CHARMING ARTS AND CRAFTS INFLUENCE, ADDING CHARACTER AND WARMTH TO THE OVERALL AESTHETIC.

THIS RESIDENCE IS NOT JUST A HOUSE; IT IS A HOME THAT OFFERS A WONDERFUL LIFESTYLE IN A SOUGHT-AFTER LOCATION. WITH ITS SPACIOUS LAYOUT AND

- CHAIN FREE
- PRIVATE GATED CLOSE
- EXCEPTIONAL DETACHED RESIDENCE
- FIVE BEDROOMS & FOUR BATHROOMS
- STUNNING RATIONEL KITCHEN
- DOUBLE GARAGE & AMPLE PRIVATE PARKING
- WONDERFUL REAR GARDEN WITH VIEW OVER SURROUNDING FIELDS
- CLOSE PROXIMITY TO EPSOM COLLEGE & EPSOM DOWNS
- COUNCIL TAX BAND G
- EPC RATING B

