



www.centro-pic.uk | Telephone 020 8401 5000  
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR  
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

RICS

The Property  
Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
Produced for Centro Residential Sales and Lettings Limited. REF: 1279435



CHRISTIES





COLLEGE VIEW, EPSOM KT17 4DW

GUIDE PRICE £1,600,000

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

