



Elder Close, Epsom

The PERSONAL Agent

# Offers In Excess Of £1,000,000 Freehold

- Extended detached family home
- 1906 sq ft of flexible space
- Five bedrooms
- Stylish lounge
- Spacious kitchen/diner/snug
- Family bathroom and two ensembles
- Two walk in dressing rooms
- Off street parking
- Short walk to zone 6 station
- Close to Epsom Downs

Discreetly positioned towards the end of this exclusive private cul de sac, this exceptional detached residence is offered to the market for the first time since its construction. Designed for refined modern living, the home provides bright, versatile accommodation extending to approximately 1,900 sq ft, presented in immaculate condition throughout.

Originally built by the highly regarded Denton Homes in 2016 and thoughtfully extended by the current owners, the property retains a distinctively contemporary feel, combining quality craftsmanship with elegant finishes and a carefully considered layout ideal for both everyday living and entertaining.

Perfectly balancing privacy and convenience, the setting is truly enviable, just a short stroll from the local Zone 6 railway station, while moments from the expansive open landscapes of Epsom Downs and its iconic racecourse. This is a home that effortlessly delivers space, style and a superb lifestyle in one of the area's most desirable locations.

Extended and thoughtfully arranged across three beautifully designed floors, the home offers a seamless blend of style, space and functionality. A welcoming entrance hall sets the tone, leading through to a spectacular open plan kitchen, dining and family space, the true heart of the home, where



floor-to-ceiling sliding doors frame the rear garden and create a wonderful flow for indoor-outdoor living.

A refined lounge provides a more intimate retreat, featuring a panoramic electric fireplace, bespoke TV wall and elegant plantation shutters, while a stylish guest cloakroom, finished with striking House of Hackney wallpaper, completes the ground floor.

The first floor offers generously proportioned accommodation, with the largest bedroom enjoying its own en-suite, while the second bedroom benefits from an impressive walk-through dressing room. Two further well-balanced bedrooms, one currently arranged as a home office, are served by a contemporary family bathroom, providing excellent flexibility for modern lifestyles.

Occupying the entire top floor, the principal suite is a luxurious sanctuary, complete with a sleek en-suite bathroom and a beautifully crafted bespoke dressing room. Externally, the property enjoys off-street parking to the front alongside visitor spaces, while the west-facing rear garden is perfectly oriented for afternoon and evening sun, featuring a patio ideal for entertaining. Additional highlights include underfloor heating on the ground floor and plantation shutters fitted to most rooms, reinforcing the home's sense of quality and comfort.

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.

Tenure: Freehold  
Annual service charge amount (£) - £800.00  
Council Tax Band: F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

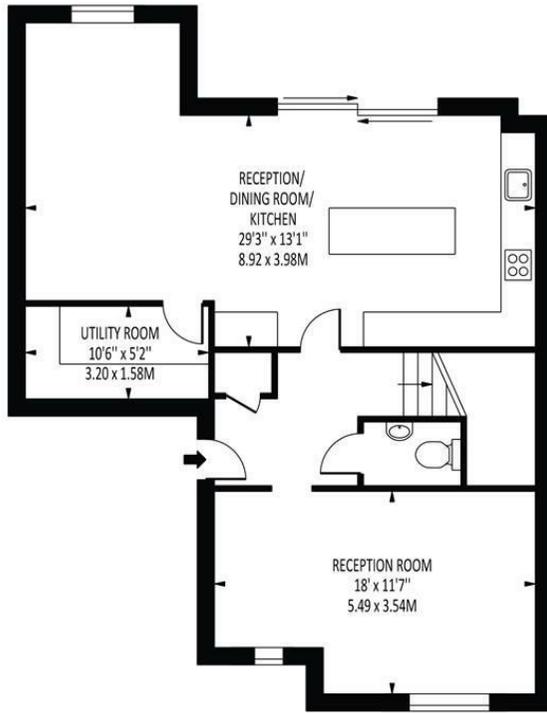




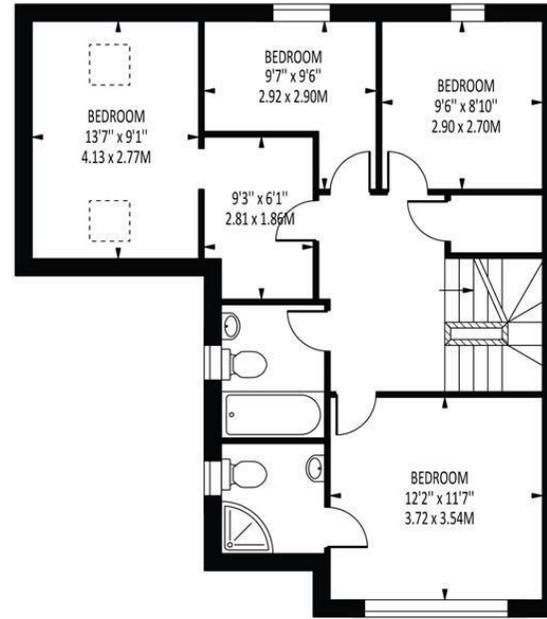
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## Elder Close

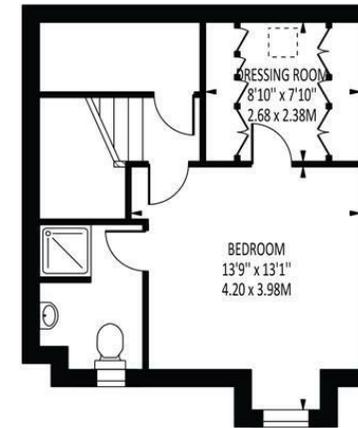
Total Area: 1906 SQ FT • 177.04 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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### LETTINGS & MANAGEMENT

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