



Hampton Grove, Epsom

The **PERSONAL** Agent

# Guide Price £1,390,000

## Freehold

- Prestigious Hampton Grove cul de sac setting
- Around 2,700 sq ft of flexible living space
- Four bedrooms with three bathrooms
- Three generous and versatile receptions
- Kitchen/breakfast room with dining area adjoining
- South west facing 0.20 acre garden plot
- Wallace Fields & Glyn school catchment area
- Walk to Ewell Village and two stations
- Scope to extend further (STPP if needed)
- Vendors suited to an end of chain home

Occupying a superb plot of approximately 0.20 of an acre with a highly desirable south-westerly facing rear garden, this exceptional family home enjoys one of the finest positions within Hampton Grove; an exclusive cul de sac in the heart of the ever popular Wallace Fields area.

Extending to almost 2,700 sq. ft. of beautifully balanced accommodation, the property has been thoughtfully enlarged over the years to create a home that perfectly caters for modern family life. The generous room proportions, versatile layout and excellent flow between living spaces provide flexibility for families at every stage, whilst still offering exciting scope for further enlargement should future requirements evolve (subject to the usual consents).

A welcoming central entrance hall provides an immediate sense of space and sets the tone for the accommodation beyond. The ground floor has been intelligently designed to offer the perfect balance between everyday family living and entertaining, with three generous reception rooms comprising a formal living room, separate sitting room and dedicated study. At the heart of the home is a contemporary kitchen/breakfast room that seamlessly connects with the dining area, creating a sociable hub for family life, whilst a practical utility room and downstairs shower room complete the ground floor.



Upstairs, the first floor has been cleverly re imagined by the current owners to create four generously proportioned bedrooms and two bathrooms, centred around an impressive landing that now incorporates a second study area. This flexible space demonstrates the versatility of the home and could easily be adapted again should a future owner requires a separate room.

Hampton Grove has long been regarded as one of Epsom's most sought after residential addresses, with several notable recent sales reinforcing the enduring appeal of this quiet and established cul de sac. It is the type of road where families aspire to settle for the long term, creating a genuine sense of community and stability that is increasingly difficult to find.

The Wallace Fields location remains one of the principal reasons buyers are drawn to the area, providing unrivalled access to an outstanding selection of highly regarded state and private schools, including Wallace Fields Infant and Junior Schools and sought-after secondary schools such as Glyn , making it an exceptional choice for growing families.

Despite its peaceful setting, the property is exceptionally well connected. Ewell Village is within easy walking distance, offering an excellent range of independent shops, cafés and everyday amenities, whilst nearby Epsom town centre provides a comprehensive selection of retail, leisure and restaurant facilities. Both Ewell East and Ewell West railway stations are conveniently

close by, providing direct services into London Victoria and London Waterloo, making commuting into the capital both straightforward and efficient.

The beautifully orientated south westerly rear garden enjoys sunshine throughout the day and into the evening, creating the perfect backdrop for entertaining, family gatherings or simply relaxing outdoors. Combined with the generous plot size, impressive accommodation and exceptional location, this is a rare opportunity to acquire a substantial family home within one of Epsom's most prestigious and tightly held residential enclaves.

Tenure- Freehold  
Council tax band -G



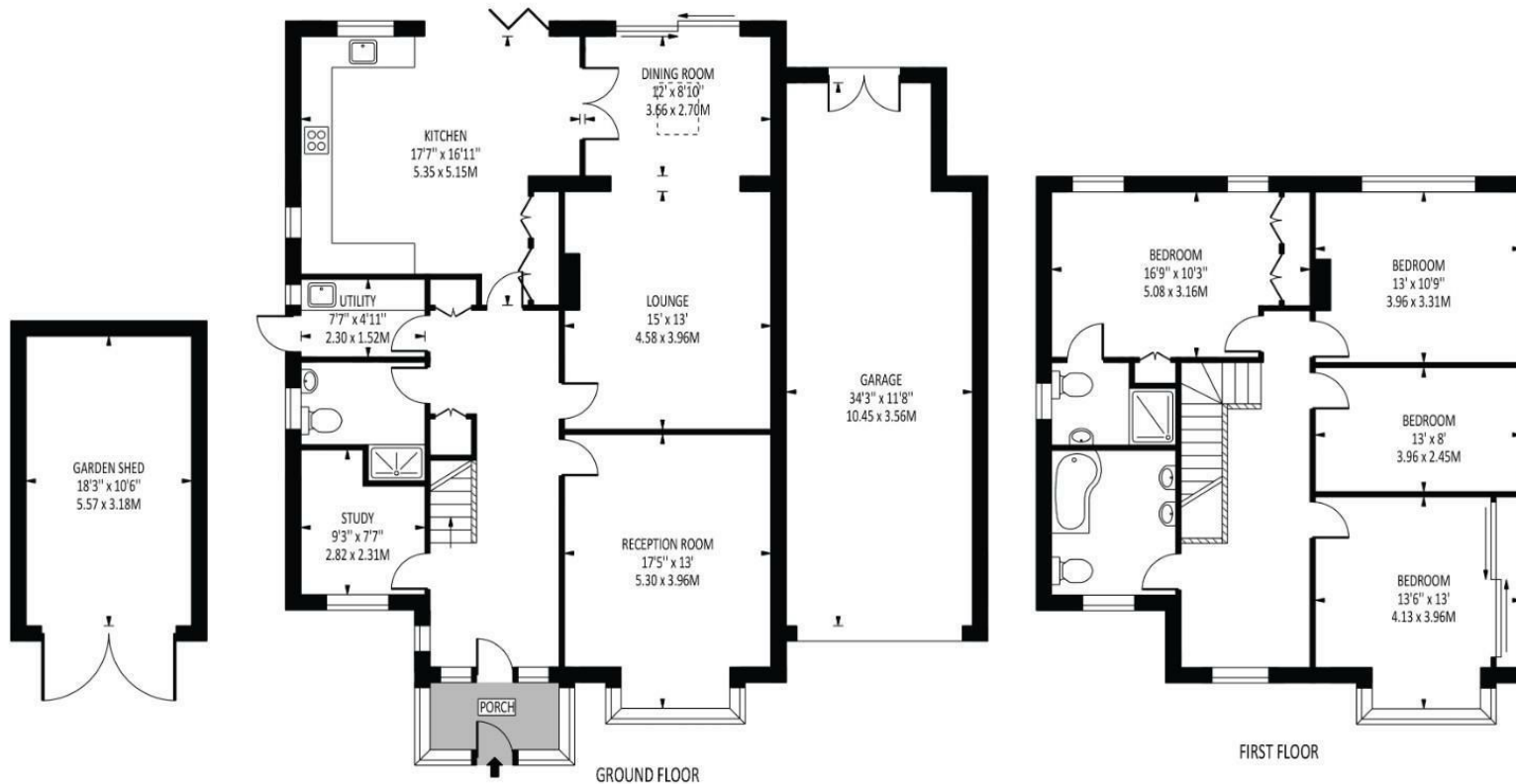


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## Hampton Grove

Total Area: 2679 SQ FT • 248.93 SQ M  
(Including Garage & Garden Shed)  
Garage Area : 389 SQ FT • 36.12 SQ M  
Garden Shed Area : 83 SQ FT • 7.71 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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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  
01737 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.



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**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.

