



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,275,000

Freehold

- Exclusive new build development
- Gated cul de sac with video access
- A selection of just eight homes available
- 10 year new build homes warranty
- Resin driveways and EV charging points
- Stylish & tasteful design touches
- Spacious gardens with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish throughout
- Generous wrap around garden on this plot

85% RESERVED – ONLY ONE HOME REMAINING!

*** An Exclusive Gated Development of Just 6 Detached & 2 Semi-Detached Luxury Homes ***

Don't miss your final opportunity to secure a home in this prestigious, private enclave. Offering exceptional design, premium finishes, and meticulous attention to detail, each property sits within a beautifully landscaped and secure setting.

Located in a select gated cul-de-sac just moments from the open green spaces of Epsom Downs, The Personal Agent is proud to present this stunning collection of brand-new homes by Nuro Homes — a developer renowned for craftsmanship and quality.

With timeless heritage styling and elegant design throughout, these homes deliver a truly turnkey lifestyle, blending modern convenience with the warmth and character often lacking in new builds.

Designed with traditional architecture in mind and finished to an impeccable standard, each home offers spacious, light-filled interiors enhanced by thoughtful design features. Enjoy the added luxuries of secluded rear gardens with mature planting, private resin-bound driveways, and EV charging points — all in a highly sought-after location.



No 5 Amberwood Grove is tucked away at the end of this small development in arguably the most coveted position with a generous wrap around garden and a huge amount of curb appeal. The carefully thought out design has resulted in generous and impressive room sizes that flow perfectly.

The beautiful front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its characterful tiled floor. A particular stand out feature is a seating nook with tongue and groove wood panelling, and on these homes it really is the little touches that all add up to make a big difference.

The 41ft x 27ft main reception area has been cleverly designed to successfully incorporate three defined areas, all coming together to create the ultimate entertaining space. This open plan space is the absolute heart of the home with a stunning shaker style kitchen centred around the imposing rangemaster stove, a must have for any budding chefs. This links directly to the generous dining room and a family room with fitted media wall and Cortizo sliding doors opening to the gardens, giving it an incredible feel.

The ground floor is completed by a TV room/snug, utility cupboard and cloakroom. On the first floor of this home are three incredibly well balanced bedrooms, a stylish ensuite shower room and the beautiful main bathroom that really steals the show with its high quality fittings. From a practical

sense the accommodation is completed by a fourth bedroom with ensuite cloakroom on the top floor making it perfect for a teenager or as a guest room.

Further stand out features include underfloor heating on the entire ground floor, air source heat pump, garden irrigation system, video and audio entry system.

Amberwood Grove is an incredible gated cul de sac which enjoys such a fantastic location, just moments from the historic Epsom Downs. Also within walking distance is Tattenham Corner Station, offering access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

Call to view.

Tenure - Freehold
Council tax band - F



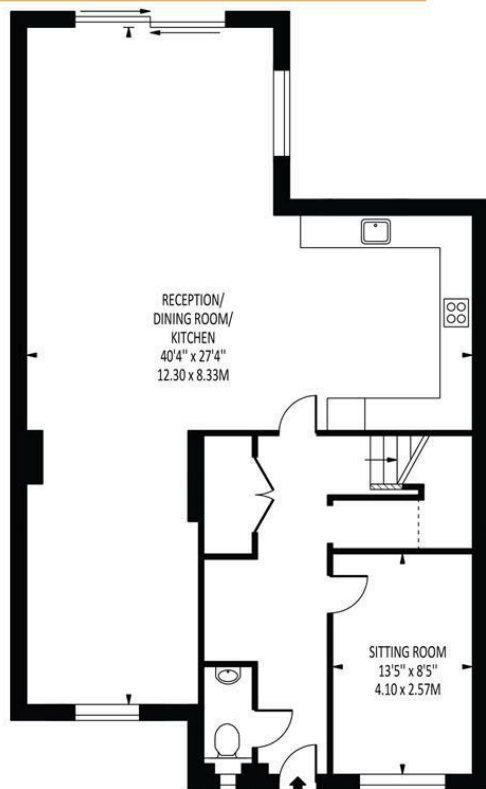


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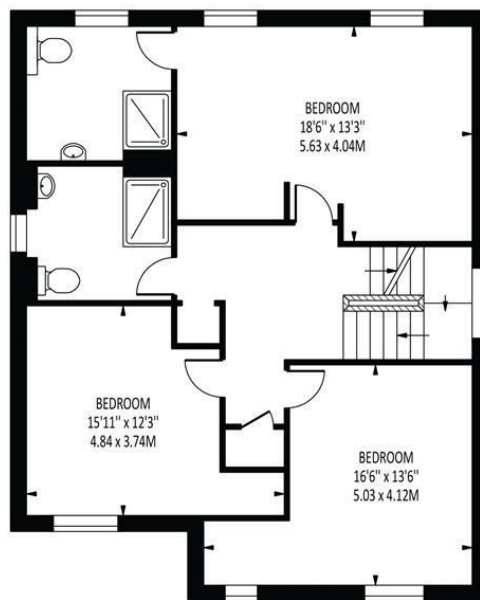


Amberwood Grove

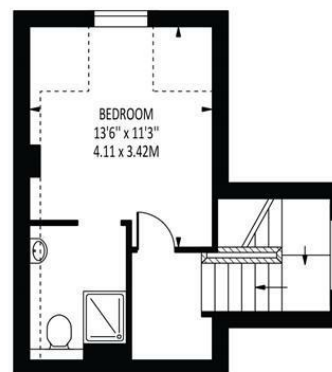
Total Area: 2212 SQ FT • 205.50 SQ M
(Including Restricted Height Area)
Including Restricted Height Area : 36 SQ FT • 3.36 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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		
England & Wales		EU Directive 2002/91/EC

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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.

