



Amberwood Grove, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £1,100,000 Freehold

- Last remaining home available
- Gated private cul de sac with video access
- 2212 Sq. Ft. detached family home
- 10 year new build homes warranty
- Large resin driveway with parking x 4 cars
- EV charging point
- Wrap around garden with irrigation system
- Periphery of the world famous Epsom Downs
- High specification finish by renowned developer
- Four spacious bedrooms & three luxury bathrooms

Amberwood Grove represents a rare opportunity to acquire the final remaining home within this exceptional gated enclave of just six detached and two semi-detached luxury residences, discreetly positioned on the edge of the world-renowned Epsom Downs.

Now fully completed, with all neighbouring homes sold and occupied, Amberwood Grove has evolved into something increasingly difficult to find, an established private cul-de-sac with an immediate sense of community, maturity and calm. The beautifully designed streetscape, elegant architecture and landscaped surroundings create an atmosphere that feels both refined and welcoming from the moment you arrive.

Occupying arguably the finest position within the development, Plot 5 sits tucked away at the end of the cul-de-sac, enjoying enhanced privacy, a generous wraparound garden and particularly attractive curb appeal. The handsome brick and render façade and large resin-bound driveway providing private parking for up to 4 vehicles immediately reflect the quality and attention to detail that defines the entire scheme.

Built by the highly regarded Nuro Homes, renowned for their craftsmanship and considered design, this is a home that successfully bridges the gap between contemporary efficiency and timeless character, offering the



practicality of a modern home without sacrificing warmth, charm or individuality.

At the heart of the property lies an outstanding 41ft x 27ft open-plan living space, thoughtfully arranged to create beautifully connected yet distinct areas for cooking, dining, relaxing and entertaining. The shaker-style kitchen, centred around an impressive Rangemaster stove, forms a natural focal point and flows effortlessly into the dining and family spaces. Expansive Cortizo sliding doors span the rear elevation, flooding the interior with natural light and opening directly onto the landscaped garden to create seamless indoor-outdoor living.

A separate snug or TV room provides valuable additional reception space, ideal for quieter evenings, children's use or home working, while a cloakroom and utility cupboard complete the ground floor.

The first floor offers three generous bedrooms, including a stylish principal suite with ensuite shower room, alongside a beautifully appointed family bathroom finished to an exceptional standard. Occupying the entire top floor, the fourth bedroom suite offers excellent flexibility as guest accommodation, a teenager's retreat, or a sophisticated home office space.

The specification throughout is exemplary, with features including underfloor

heating across the entire ground floor, an air source heat pump, video and audio entry system, EV charging point and automated garden irrigation system.

Amberwood Grove offers an enviable balance of privacy and convenience within a secure gated setting moments from the open green spaces of Epsom Downs. Tattenham Corner station is within walking distance, providing direct services into Central London, while the M25, Heathrow and Gatwick are all easily accessible.

*Images for advertising are taken from the show home, plot 2 Amberwood Grove and are strongly indicative of the level of finish. However, they must only be used as a guide due to there being a difference in layout and size across all units.

Freehold.
Council Tax Band F.
Sole Agents.





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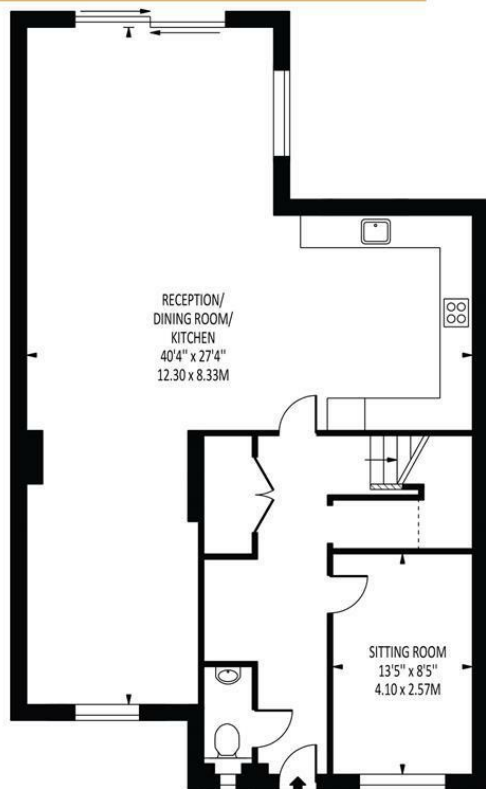


Amberwood Grove

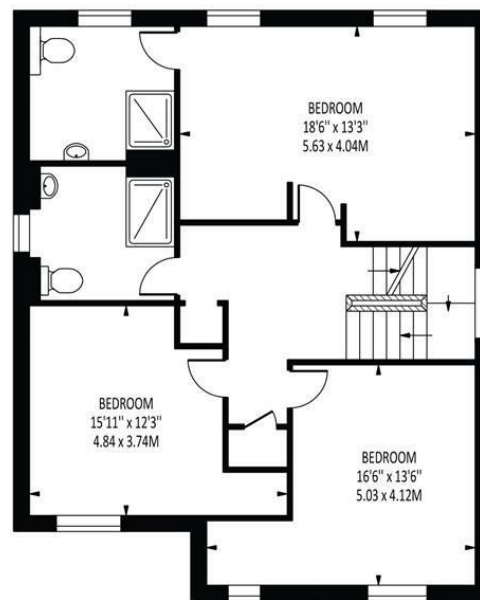
Total Area: 2212 SQ FT • 205.50 SQ M

(Including Restricted Height Area)

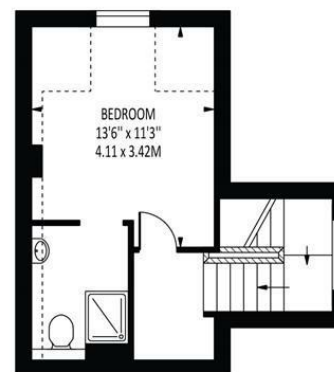
Including Restricted Height Area : 36 SQ FT • 3.36 SQ M



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.

