



Great Tattenhams, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Impressive 0.19 of an acre plot
- South facing 150ft garden
- Benefitting from no onward chain
- Huge potential to personalise & extend
- Three bedrooms
- Two reception rooms
- Large driveway
- Garage
- Short walk to shops, station & the Downs

Occupying an impressive south-facing plot of approximately 0.19 acres, this appealing detached residence is situated on a sought-after residential road within easy walking distance of Tattenham Corner Station and local amenities. Offered to the market with no onward chain, it presents an exciting opportunity for its next owner.

Enjoying a peaceful setting on the edge of Epsom Downs, the property benefits from access to over 650 acres of ancient woodland, scenic walking routes and expansive green open spaces, creating an exceptional lifestyle setting.

While the house would now benefit from modernisation, it offers tremendous potential to refurbish and tailor the accommodation to individual taste. The generous plot, established footprint and substantial frontage also provide excellent scope for extension or enlargement, subject to planning. Several neighbouring properties have already been extended into the loft, side and rear, highlighting the versatility and exciting future potential on offer.



The internal accommodation is well laid out, adaptable and generously proportioned, making this home suitable for a variety of buyers. Whether you are seeking a detached family home with scope to evolve over time, or a property in a well-connected and highly desirable location with significant potential to add value, this represents a rare opportunity.

Set back from the road and approached via a slip road, the property enjoys a broad frontage with driveway parking for several vehicles. Inside, the ground floor offers two reception rooms, including a bright front-facing living room with bay window and a separate dining room with direct access to the garden. The kitchen is accessed from the entrance hall and leads through to a useful lean-to.

Upstairs, there are three well-sized bedrooms, together with a spacious family bathroom and separate W.C., providing comfortable and versatile accommodation for family life.

Epsom Downs offers an exceptional outdoor lifestyle, with expansive areas of open chalk downland providing the perfect

setting for long dog walks, morning runs and relaxed weekend strolls. Renowned for its sweeping panoramic views across London and the Surrey countryside, the Downs provide a spectacular natural backdrop throughout the seasons.

A network of footpaths and bridleways offers endless opportunities to explore the surrounding countryside, whether on foot, by bike or on horseback. The iconic Epsom Downs Racecourse adds a unique sense of heritage and character, most famously hosting The Derby each year.

For those who value access to open space and the outdoors, the Downs are a genuine lifestyle asset. From peaceful walks and fresh country air to scenic viewpoints and family days out, Epsom Downs provides an enviable escape while remaining close to the amenities and transport links of the surrounding area.

Combined with its attractive setting and strong sense of community, this is a location that offers the best of both worlds: the tranquillity of the countryside alongside convenient access to everyday amenities and London.

Tenure- Freehold
Council Tax Band- F

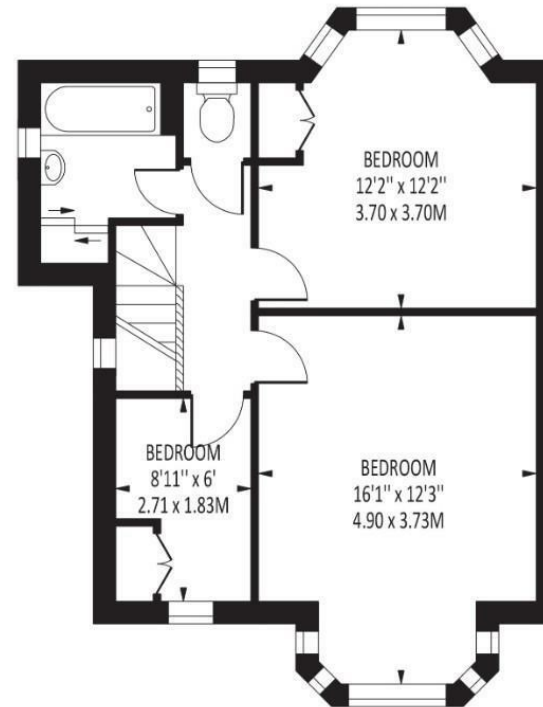
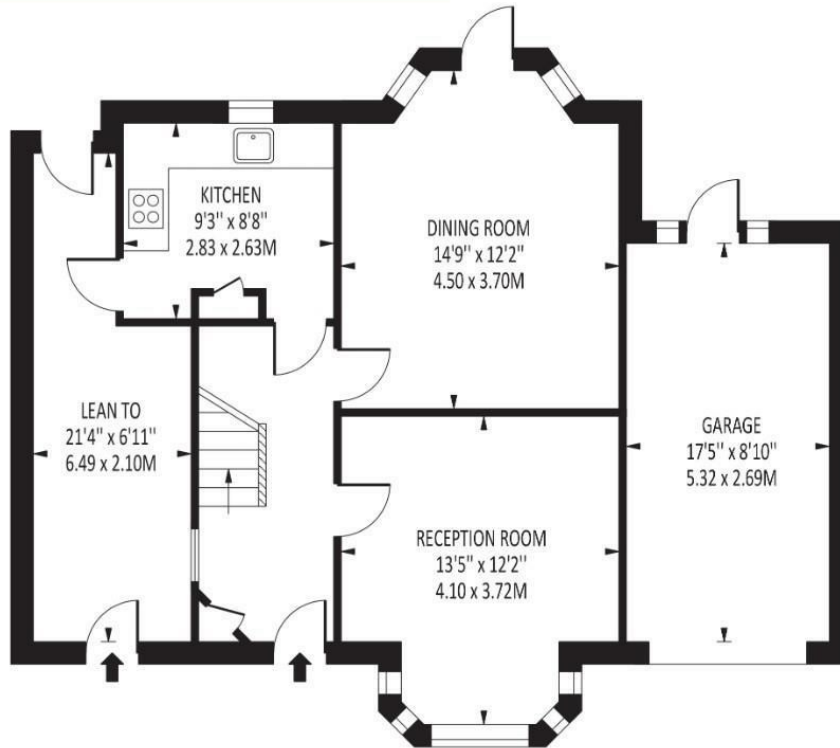






Great Tattenhams

Total Area: 1252 SQ FT • 116.32 SQ M
(Including Garage)
Garage Area : 154 SQ FT • 14.31 SQ M



GROUND FLOOR

FIRST 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		
	49	73
England & Wales		
EU Directive 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.



The
PERSONAL
Agent

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.

