



Christ Church Road, Epsom

In Excess of £900,000



Christ Church Road

Epsom

Spacious 4/5-bed detached home on Stamford Green, Epsom. Large plot, flexible layout, private garden, workshop, parking. No chain. Close to schools, station, shops and leisure. Scope to extend.

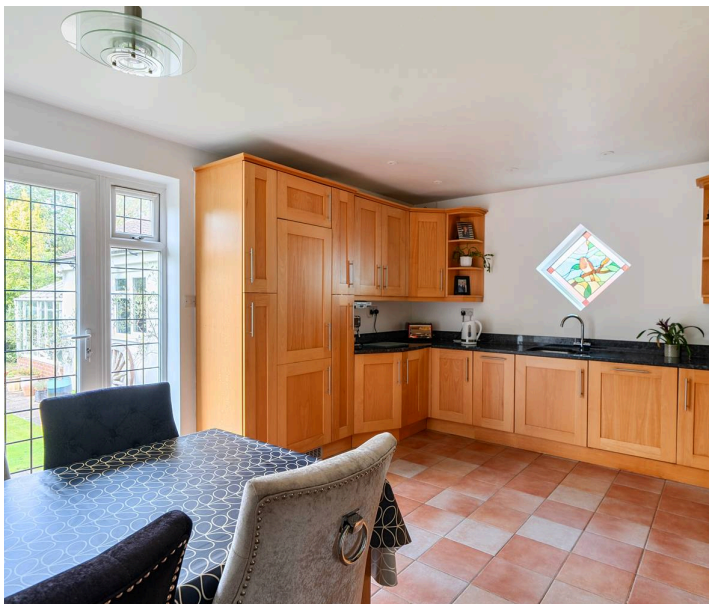
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedroom Detached House
- Stamford Green Location
- One Downstairs Shower Room and One Upstairs Bathroom. Plus an en Suite Cloakroom off the Front Bedroom
- Separate Private Study/Additional Bedroom
- Large 23 Foot reception Room
- Off Street Parking for 2-3 Cars and Carport
- Utility Room
- Large private Stunning Rear Garden
- No Chain
- Walking Distance to Epsom Train Station and High Street



Positioned in an exceptional setting overlooking the open greenery and pond of **Stamford Green**, this substantial detached residence occupies a highly desirable spot on the fringe of the sought-after **Chase Estate**. Set within a generous 0.16-acre plot and offering approximately 2,188 sq ft of versatile accommodation, the property is available with no onward chain and presents a compelling opportunity to remodel and enhance a home in one of **Epsom's** most prestigious residential locations.

The internal layout is both spacious and adaptable, lending itself perfectly to evolving family needs. On the ground floor, a striking 23ft reception room provides an excellent principal living space, while two further rooms offer flexibility for use as additional bedrooms, a home office, playroom or snug. The kitchen and dining area forms the social heart of the house, enjoying direct access to the garden and ample space for everyday family life and entertaining. Practical additions include a separate utility room and a stylish modern shower room.

The first floor hosts three well-proportioned double bedrooms, two benefiting from built-in storage. The master or guest bedroom enjoys its own ensuite cloakroom, while a contemporary family bathroom serves the remaining bedrooms. The overall configuration offers excellent scope for reimagining or extending the accommodation, subject to the necessary planning permissions.

Outside, the property continues to impress. A private driveway provides off-street parking, while the rear garden extends to approximately 103 feet and enjoys a high degree of privacy thanks to mature planting and established borders. Ideal for entertaining, relaxation or family enjoyment, the garden also incorporates a detached outbuilding comprising a potting shed and a generous 19ft workshop, offering superb potential for hobbies, storage or home working.

The location is a standout feature. Epsom town centre and mainline railway station are within easy walking distance, providing regular services into London Victoria, Waterloo and London Bridge. The property also falls within the catchment area for a number of highly regarded primary and secondary schools.

A wide range of amenities are close by, including the **Ashley Centre**, **Epsom Playhouse**, and an excellent selection of cafés, restaurants and pubs. Leisure facilities are readily accessible at the **Rainbow Leisure Centre** and **David Lloyd Club**, while the wide open spaces of **Epsom Downs**, home to the renowned **The Derby**, are just a short drive away. Road connections are excellent, with the **M25 Junction 9** providing swift access to Heathrow and Gatwick airports.

Properties of this scale, setting and potential rarely become available in this location. Offering immediate livability alongside significant future possibilities, this home represents an outstanding opportunity to create a truly individual family residence in a prime Epsom position.

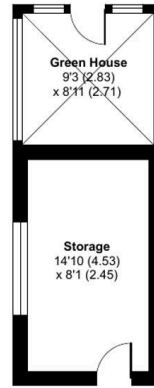
Christ Church Road, Epsom, KT19

Approximate Area = 1889 sq ft / 175.4 sq (excludes carport)

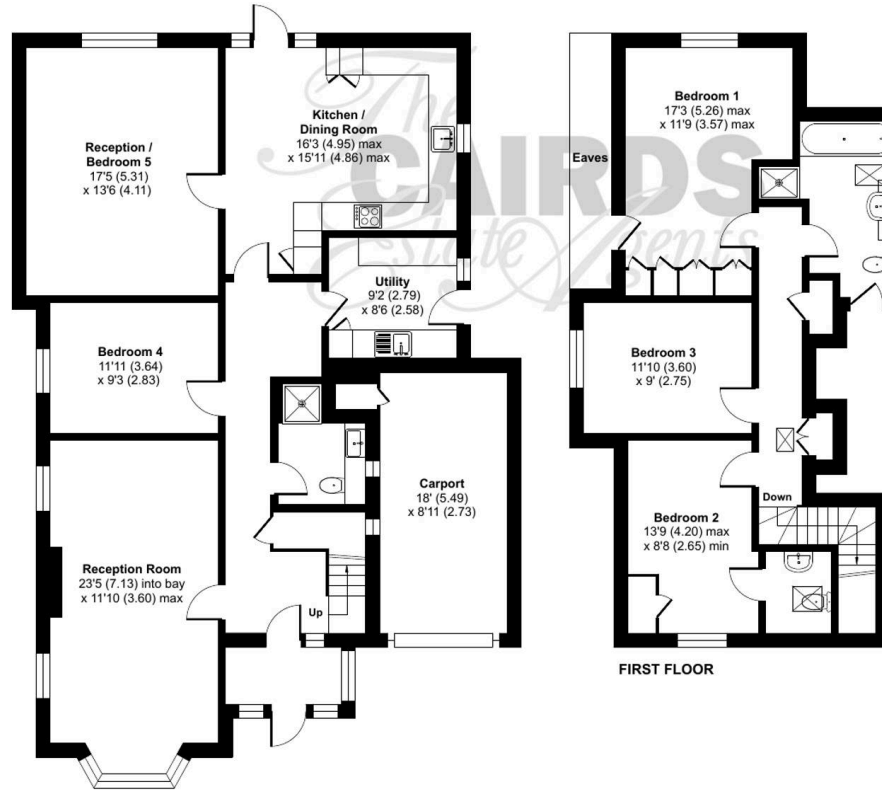
Outbuildings = 206 sq ft / 19.1 sq m

Total = 2095 sq ft / 194.5 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR





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