



West Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- 3,402 Sq Ft of flexible family living
- Prime position overlooking Clayhill Green
- Three/ four reception rooms plus study space
- Stunning kitchen/dining/family room
- Six bedrooms plus versatile top floor
- Principal suite with en suite shower room
- Quiet south facing garden with great privacy
- Detached gym, sauna & leisure suite
- Large driveway with ample parking space
- Walk to station, schools & High Street

The Personal Agent are delighted to present this substantial and exceptionally versatile detached family home, occupying a prime position on the highly regarded west side of Epsom, overlooking Clayhill Green and moments from the picturesque Stamford Green Conservation Area.

Combining a peaceful outlook with exceptional convenience, the property is just 0.4 miles from Epsom railway station, with easy access to the High Street, local amenities and beautiful open spaces. Having been significantly extended, the home now offers an impressive 3,402 sq ft of flexible accommodation, ideally suited to growing families, multi-generational living or those seeking a home that can adapt to changing lifestyles. Properties offering this level of space in such a sought-after location are a genuine rarity.

The accommodation has been thoughtfully designed to combine generous entertaining spaces with practical family living. A welcoming entrance hall leads to four reception rooms, while



the magnificent open-plan kitchen/dining/family room forms the heart of the home. Flooded with natural light, bi-folding doors open directly onto the south-facing garden, creating a seamless connection between indoors and out.

A separate utility room and shower room, positioned alongside a bedroom/study, provide excellent flexibility and the potential to create a ground-floor bedroom suite, ideal for multi-generational living or guests.

The first floor offers five generous bedrooms, including an impressive principal suite with ensuite shower room, alongside a beautifully appointed family bathroom. The second floor features a substantial bonus room, equally suited to a seventh bedroom, children's games room, cinema, home office or additional living space

Externally, the property continues to impress. A generous driveway provides ample off-street parking, while the beautifully maintained south-facing rear garden enjoys excellent privacy

and sunshine throughout the day. A particular highlight is the detached leisure suite, incorporating a gym, sauna, kitchenette and useful storage. This versatile space offers endless possibilities as a wellness suite, home office, studio or entertaining area.

Families will appreciate the property's position within the catchment area for highly regarded schools, while commuters benefit from Epsom's excellent rail connections to London Waterloo, Victoria and London Bridge. Nearby green spaces, a thriving town centre and excellent transport links make this one of Epsom's most sought-after residential locations.

Offering exceptional flexibility, an enviable position and superb living space both inside and out, this is a rare opportunity to secure a forever family home in one of Epsom's finest locations.

Tenure - Freehold
Council Tax Band - G





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West Hill

Total Area: 3402 SQ FT • 316.09 SQ M
(Including Eaves Storage, Restricted Height Area & Outbuilding)
Outbuilding Area : 507 SQ FT • 47.07 SQ M
Eaves Storage & Restricted Height Area : 265 SQ FT • 24.61 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) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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