



Timbercroft, Stoneleigh

The **PERSONAL** Agent



# Guide Price £900,000

## Freehold

- 1,949 sq ft family home in sought after location
- Beautifully presented throughout with a free flowing layout.
- Stunning high end kitchen with integrated appliances
- Elegant open plan dining and family area
- Reception room offering versatile space for relaxation or work
- Principal bedroom suite with elegant ensuite shower room
- Three generous double bedrooms
- Bathroom with a spa inspired finish
- Landscaped rear garden with summer house
- Ample driveway and integral garage with EV charging

An exceptional family home offering an impressive 1949 sq ft of modern and stylish living space, occupying an enviable position with an ample driveway, integral garage with EV charger, and beautifully landscaped gardens. Situated on one of Stoneleigh's most desirable roads, the property enjoys close proximity to Auriol Park, highly regarded local schools, and excellent transport links.

This remarkable home brings together generous proportions, refined finishes and a beautifully considered layout to create an exceptional living environment for the modern family. With its luxurious interiors, landscaped gardens and highly sought after location, it represents a rare opportunity to secure a forever home of genuine distinction. Early viewing is strongly recommended to fully appreciate the quality and lifestyle on offer.

The ground floor sets the tone for the quality found throughout this home. A generous entrance hall creates an immediate sense of space and refinement, with access to a handy downstairs cloakroom and a separate reception room perfect for those



seeking a quiet retreat away from the main living areas.

At the heart of the home lies a stunning, high end German kitchen, fully fitted with Bosche integrated appliances and a Quooker tap, which is centred around the dining area that invites conversation while meals are prepared. This beautifully designed space flows effortlessly into a welcoming family room, creating an exceptional open plan environment ideal for modern living. Large doors open onto a beautifully landscaped rear garden, complete with a stone paved terrace for outdoor dining and a level lawn offering a safe and secure space for children to play.

The property further benefits from a fully self-contained summer house, providing an ideal home office, studio, or guest space, which is a rare and highly desirable addition to the property.

The upstairs accommodation is equally impressive, offering three generous double bedrooms and a modern, spacious contemporary bathroom suite that evokes the feel of a luxurious spa.

The opulent principal bedroom suite continues the luxurious spa hotel aesthetic, offering a serene retreat within the home. It features a beautifully designed and elegant shower room, creating a private sanctuary that feels both indulgent and effortlessly sophisticated.

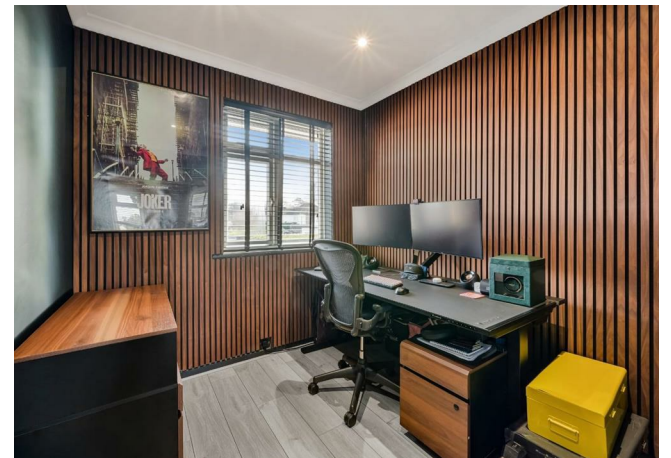
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

A wide selection of sought after schools are nearby, from primary age to senior, and Grammar schools in both Sutton and Kingston are also easily accessible.

Tenure - Freehold  
Council tax band - F







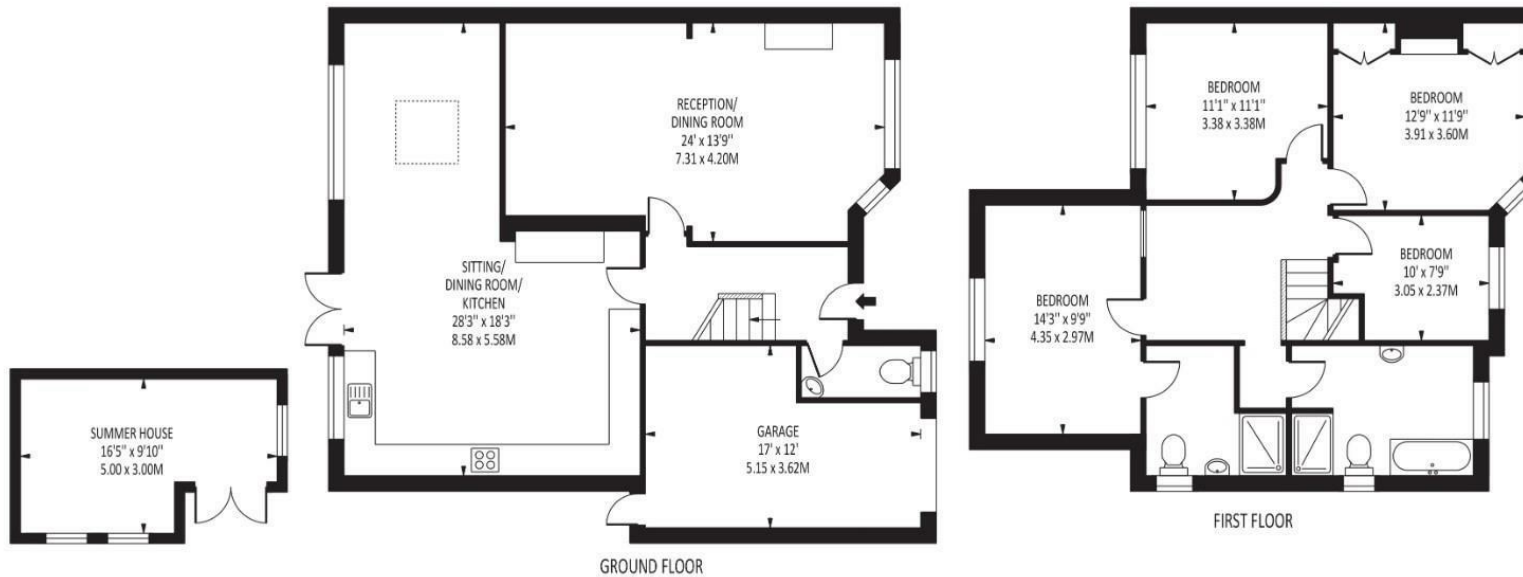


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## Timbercroft

Total Area: 1949 SQ FT • 181.03 SQ M  
(Including Garage & Summer House)  
Garage Area : 171 SQ FT • 15.91 SQ M  
Summer House Area : 140 SQ FT • 13.00 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		72	84
(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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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.

### 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.  
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