



Downs Road, Epsom
Surrey, KT18

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming and unique coach house with excellent access to Epsom

4/5 Bedrooms | 2 Bath/Shower Rooms | Kitchen/Breakfast Room | Sitting Room | Dining Room | Orangery | Utility Room | Cloakroom | Garden

Guide Price £979,000 Freehold

Description

A superb and historic example of one of the few remaining coach houses in Surrey, situated at the end of a quiet, discreet bridleway to the south side of Epsom. Saddlers offers a well-designed blend of living and bedroom space totalling approximately 2,800 sq.ft. arranged over 2 floors with many unique features. On the ground floor the sitting room features a stunning vaulted ceiling, which along with large windows provides a feeling of light and space. There is a large stone working fireplace, ideal for cosy winter evenings. A staircase and gallery lead from this room to the first floor. The large dining room provides a social hub to the home and opens on to a charming walled garden. The stunning kitchen/breakfast room features a range of wall and base units with contrasting wooden work surfaces and limestone flagstone flooring. There is a selection of Neff and Bosch appliances and adjacent to the kitchen is a large utility room. Additional space on the ground floor includes a delightful orangery, two bedrooms (one of which is currently used as a study), family bathroom and a separate cloakroom. All rooms have high ceiling which add to the feeling of space.

The first floor comprises a large bedroom which offers access to the unique staircase. Adjacent to this bedroom is the bathroom with Jack and Jill access. There are 2 further bedrooms, a cloakroom and a second staircase leading directly to an outside entrance or the utility room. (The first floor could be totally self-contained)

Outside

Saddlers is accessed via a covered area that historically provided direct access to the coach house; the glass canopy provides cover for several parked vehicles. The property has two separate walled gardens offering a quiet oasis for relaxation and entertaining. The combination of patio courtyard setting with a backdrop of various mature flower and shrub boards, trees and pathways compliment the house perfectly, offering privacy and seclusion.

Location

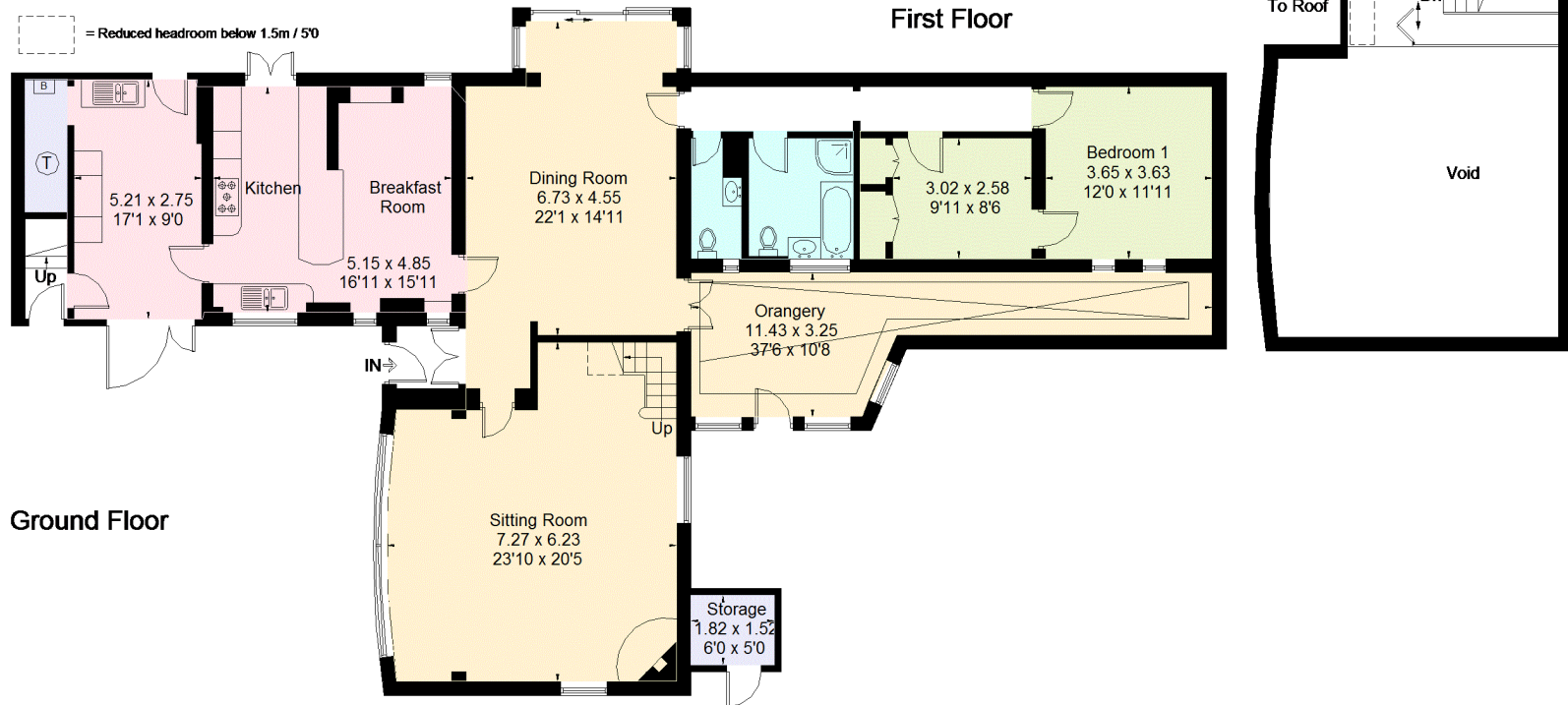
The property is situated along a bridleway with Epsom town centre being approximately 0.8 of a mile distant to the shops, restaurants and Epsom mainline station - which provides excellent services to Waterloo or Victoria. In the other direction, close by are the Downs offering walking, cycling and riding, as well as the famous Derby racecourse. There are numerous local schools, both private and state, including grammar, within catchment making for a highly sought after family location. Junctions 8 & 9 of the M25 give easy access to Heathrow and Gatwick airports.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 263.2 sq m / 2833 sq ft
(Including Storage / Excluding Void)



FLOORPLANZ © 2016 0845 6344080 Ref: 172162

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

