



Horton Lane, Epsom  
Surrey, KT19



*Beyond your expectations*

# Modern and contemporary open plan living

**Hamptons International**

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5 Bedrooms | 3 Bath/Shower Rooms | Open Plan Kitchen/Family/Sitting/Dining Room | Reception Room | Study | Utility Room | Cloakroom | Gardens

**Guide Price £1,295,000 Freehold**

## Description

A substantial family home situated on the fringes of Noble Park and Horton Country Park that has been finished to an excellent standard with a modern and contemporary style throughout. The reception hallway immediately impresses due to the openness to the principal sitting/dining/family room with the open plan layout, vaulted ceiling and the first floor galleried landing, there is also a magnificent fireplace finished with grey slate and a wood burning fire. The sitting room has bi-folding doors that step directly out onto the rear paved terrace. Due to the layout of the ground floor the garden almost becomes part of the internal living space. The kitchen has a well thought-out range of units in high gloss white and contrasting dark grey, a sit-up breakfast bar which provides a social hub and a selection of integrated appliances. Further living space to the ground floor features a magnificent double aspect reception room which is ideal as a quiet TV or cinema room, a study with fitted storage space, utility room and a stylish, modern cloakroom. A spectacular galleried landing leads to the master bedroom suite which enjoys a vaulted ceiling providing the feeling of space and light with double doors stepping out to a balcony with views over the rear garden. The stunning en-suite features a wall mounted shower and free standing bath. The second bedroom features a modern and contemporary en-suite shower room, three further bedrooms all served by a highly specified family bath and shower room. To note; Bedroom four has access to a mezzanine level.

## Outside

To the front of the property there is driveway parking for several vehicles with a side access to the rear garden. The rear garden has a patio terrace running the width of the rear elevation, ideal for entertaining and alfresco dining. The remainder of the rear garden is laid to lawn with an abundance of mature trees and shrubs which provides seclusion and privacy.

## Location

This property is near to Horton Country Park, a wonderful natural parkland ideal for walking, cycling, riding and dog walking and within easy access to Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre. Also benefiting from excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.



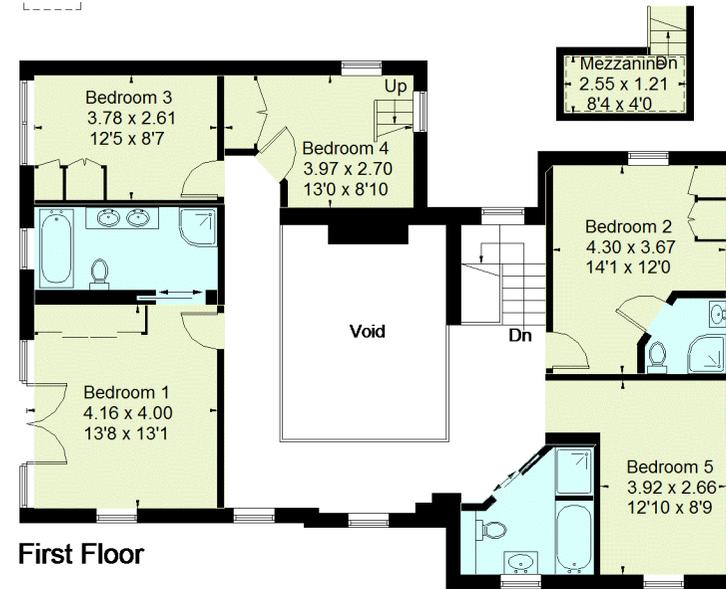
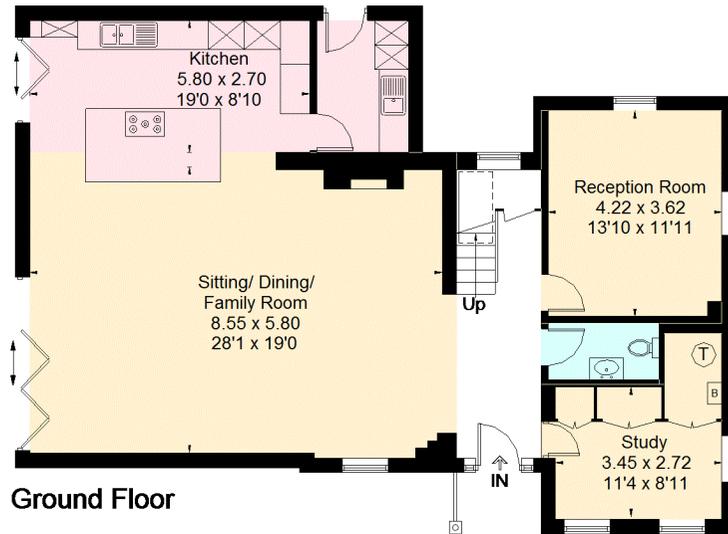
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 71                      | 80        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

# Horton Lane, Epsom

Approximate Gross Internal Area = 222.7 sq m / 2397 sq ft  
Mezzanine = 3.5 sq m / 38 sq ft  
Total = 226.2 sq m / 2435 sq ft  
(Excluding Void)



 = Reduced headroom below 1.5m / 5'0"



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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.

