



Burgh Heath Road, Epsom
Surrey, KT17



Beyond your expectations

A substantial period residence retaining many character features.

5/6 Bedrooms | 2 Bathrooms | Kitchen/Dining Room | Family Room | Sitting Room | Utility Room | Cloakroom | Garage | Gardens.

Guide Price £1,495,000 Freehold

Description

A fine and substantial turn of the century detached family residence situated on the southern side of Epsom offering access to the town centre, mainline station and the nearby Epsom Downs.

Having a well thought out blend of both living and bedroom space arranged over three floors the property totals approximately 2500 sq.ft. and retains many character features including; fireplaces, sash windows and a turning staircase.

To the ground floor the family room offers a box bay window to the front and centres around a fireplace and also has the benefit of built in bookcase/shelving. There is a separate sitting room which features a beautiful full height window out to the rear gardens and again centres around a cast iron fireplace. The kitchen/dining room has a selection of wall and base units with contrasting wooden work surfaces and is conveniently positioned with direct access out onto the rear terrace, there is ample space for a dining table and a good selection of storage cupboards. Also of note to the ground floor is a reception porch, reception hallway, utility room and cloakroom.

A turning staircase leads to the first floor landing where there is access to the principal bedroom which benefits from fitted wardrobes and an aspect out to the front, there are three further bedrooms, one of which is bedroom four having the potential to be an accompanying en-suite to the main bedroom, subject to planning regulations. There is also a family bathroom

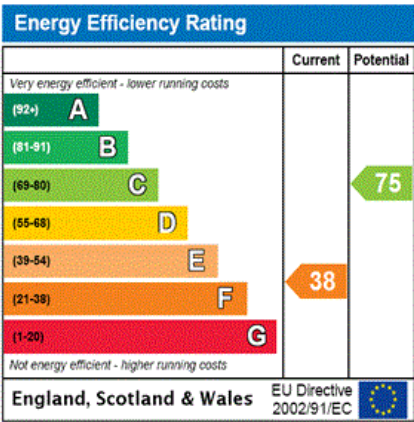
with a bath, separate walk-in shower and wash hand basin. A staircase leads to the second floor where there is bedroom six which could double up as a study it enjoys fine elevated views over the rear gardens. A further staircase leads to bedroom five which has an accompanying en-suite bathroom and including a separate shower.

Outside

The front garden is predominantly laid to gravel for an in and out carriage driveway. There is border hedging and access to the garage. The rear garden has a terrace running the width of the rear elevation and steps down to the lawn which is level and runs the length of the garden which is encompassed with borders that are well stocked with mature trees and shrubs and planting.

Location

The property is situated within close proximity to Epsom Downs, Epsom town centre, and mainline stations; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). Epsom High Street has a variety of shops, the Ashley Centre - shopping mall and Epsom Playhouse. There is also a wide variety of cafés, restaurants, pubs, sport and leisure facilities all available locally which include the world famous RAC in nearby Woodcote Park. The M25 (Junction 8 & 9) is a short drive away giving access to both Heathrow and Gatwick airports.



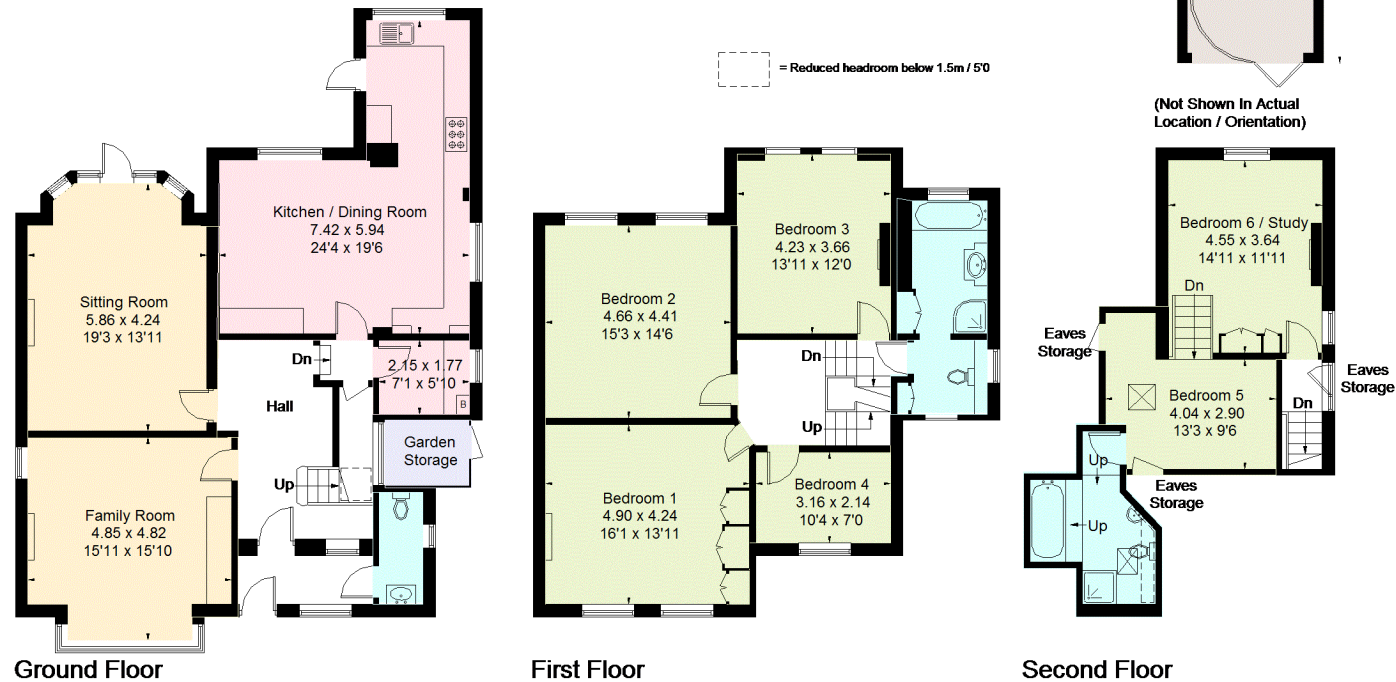
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Approximate Gross Internal Area = 235.8 sq m / 2538 sq ft

Garage = 14.2 sq m / 152 sq ft

Garden Storage = 3.1 sq m / 33 sq ft

Total = 253.1 sq m / 2723 sq ft



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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.

