



Substantial family home directly backing Epsom Downs

exclusive to

SAUNDERS

richardsaunders.co.uk

Downs Wood Epsom KT18 5UL

Epsom 2.1 miles

London 16.8 miles

London by rail - 55 mins from Tattenham Corner

M25 (Junction 8) 5.4 miles

All times and distances are approximate

Nestled adjacent to Epsom Downs lies a substantial and well-maintained family home boasting an impressive and adaptable interior layout. This charming property features secluded gardens that enjoy a south-west orientation, offering sweeping views that extend far into the distance.

- | Porch
- | Hallway
- | Dining Room
- | Downstairs Cloakroom
- | Kitchen - Breakfast Room
- | Utility Room
- | Family Room
- | Study
- | Sitting Room
- | Six Bedrooms
- | Family Bathroom
- | Three En-Suite Shower Rooms
- | Off-Street Parking
- | Private Garden

Offers in Excess of £1,300,000





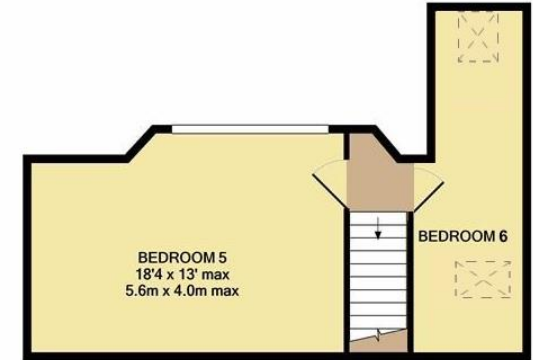
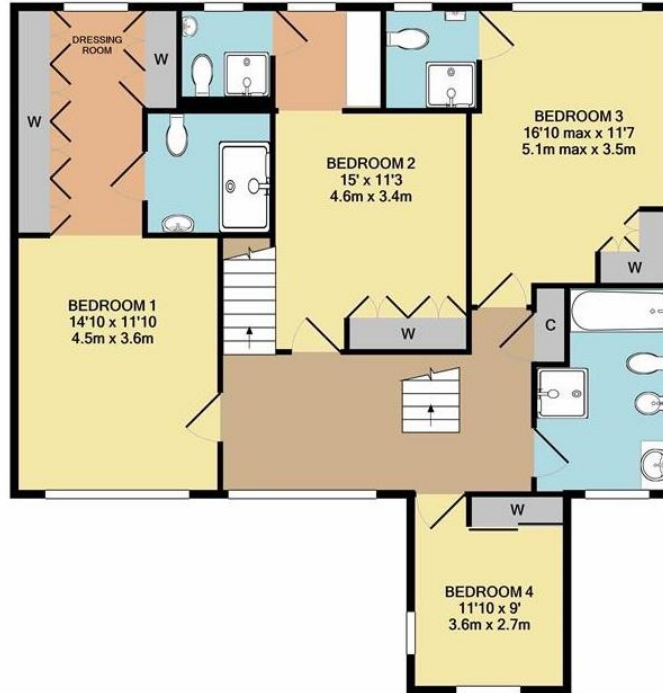
Nestled on the edge of Epsom Downs, with its breathtaking walks and expansive, unspoiled views. This substantial detached family home offers ample family living space, spanning three floors, the property is naturally illuminated and generously proportioned throughout. A welcoming panelled reception hall leads to numerous spacious reception areas. Of particular note is the impressive 32-foot sitting room, ideal for entertaining guests while enjoying panoramic views of the secluded rear garden, complemented by its westerly-facing aspect and direct access to the Downs. Viewing this elegantly appointed home is highly recommended to fully appreciate its charm and to avoid missing out on this opportunity.



The property is within walking distance of Tattenham Corner with its variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively). The open spaces of Epsom Downs are in close proximity as are a wide variety of well-respected local schools.

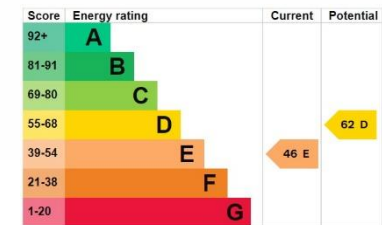
Six Spacious Bedrooms | Private Landscaped Gardens With South-West Aspect | Within Walking Distance Of Tattenham Corner Station | Three En-Suite Shower Rooms | Generous And Modern Family Bathroom | Principal Bedroom With Dressing Area And En-Suite Shower | Ample Amount Of Parking To Front | Directly Backing Epsom Downs | Spacious Triple-Aspect Sitting Room





TOTAL FLOOR AREA

2,978 SQ FT / 276.7 SQ M



Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

