



KAYBRIDGE  
RESIDENTIAL



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# Grange Mansions

Epsom

Guide Price **£375,000**

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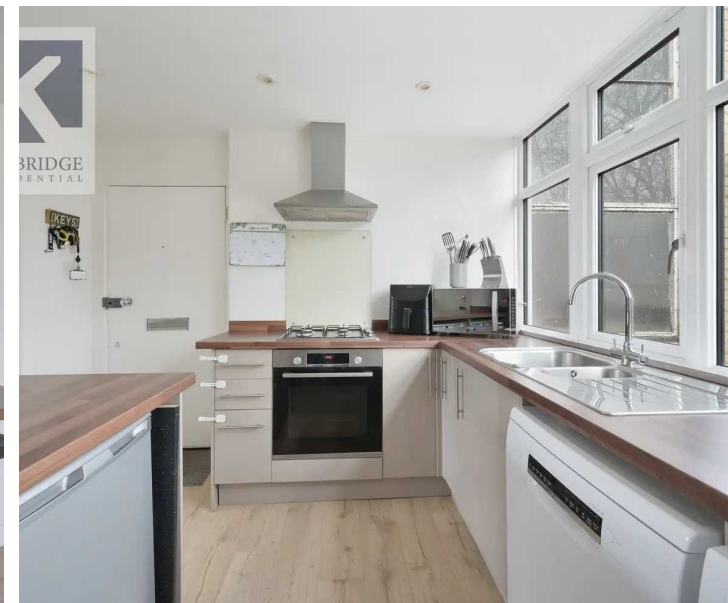
## Epsom

- Three double bedrooms
- Immaculately presented and recently modernised
- Bright and spacious open-plan layout
- Tranquil and quite village setting on the Hogs Mill River
- Panoramic views of nature on all sides of the property
- Ewell West station to Waterloo 7 min walk, Ewell East to London Bridge 14 min walk
- Short walk to amenities and bus stop for access to Epsom and Kingston
- Close proximity to three good schools
- One large parking space with access from Kingston Road and London Road

\*\*\*Guide Price £375,000-£400,000\*\*\*

This stunning and recently modernised three-bedroom property offers a truly exceptional living experience. Situated in the peaceful village of Ewell, the property benefits from a tranquil and serene setting on the banks of the picturesque Hogs Mill River.

The interior of the property exudes contemporary elegance, with an immaculate presentation and an abundance of natural light throughout. The open-plan layout creates a sense of spaciousness, allowing for seamless flow between the living, dining, and kitchen areas. The property boasts three generously proportioned double bedrooms, providing ample space for a growing family or professionals seeking a comfortable and luxurious lifestyle.





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Epsom

Council Tax band: D

Tenure: Leasehold

One of the standout features of this property is its breathtaking panoramic views of the surrounding natural landscape. From every angle, residents can enjoy the beauty of nature, creating a sense of calm and relaxation. Additionally, the convenient location of the property ensures easy access to essential amenities, with a short walk to local shops and bus stops providing transportation to nearby Epsom and Kingston.

For those seeking excellent transport links, Ewell West station is just a seven-minute walk away, offering direct access to Waterloo, while Ewell East station provides a direct route to London Bridge in just fourteen minutes. The property also benefits from close proximity to three highly-regarded schools, making it an ideal choice for families.

To complement the exceptional interiors, this property offers a truly remarkable outside space. The beautifully landscaped communal gardens create a picturesque and peaceful oasis.

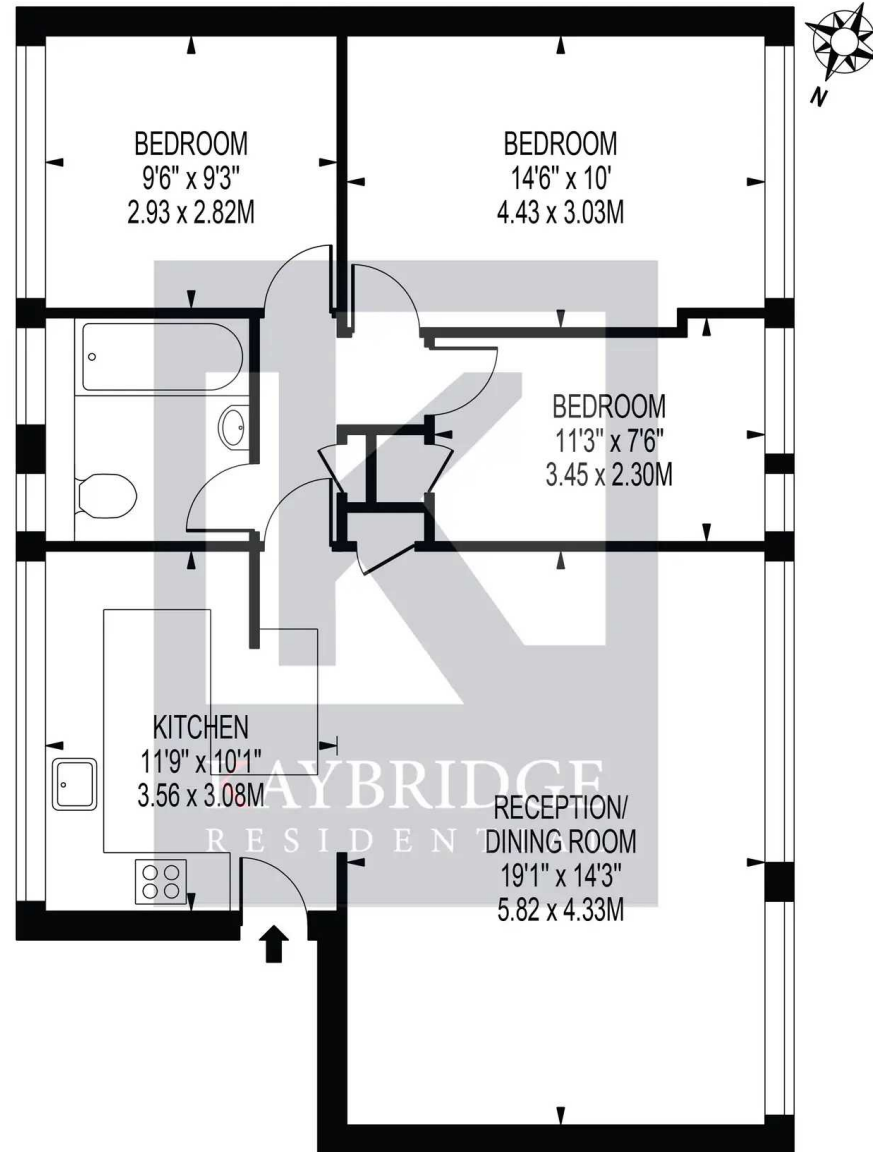
Overall, this property presents a unique opportunity to enjoy luxurious living in a tranquil village setting, with modern interiors, breathtaking views, and exceptional outside space.





# GRANGE MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 819 SQ FT - 76.06 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. 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.



## Kaybridge Residential Epsom

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