



The Green, Epsom



Guide Price £1,400,000

Freehold

- Highly desirable private estate
- 3194 Sq Ft of accommodation
- 0.30 of an acre plot
- Remarkable detached home
- Six spacious bedrooms in total
- Three bathrooms
- Three reception rooms
- Stunning kitchen/breakfast room
- Utility room & store
- Secluded 138' x 59' gardens



Set within arguably one of the areas most sought after private roads, this attractive and impeccably presented family home incorporates flexible accommodation approaching 3200 Sq Ft. The Green is a prestigious private gated estate within the favoured Ewell Downs area and this fine home sits on an incredibly well positioned plot of 0.30 of an acre.

The property has been thoughtfully designed and sympathetically extended in order to accommodate any growing family. It successfully does so while maintaining the feeling of space and seclusion. This fine home enjoys a wonderful outlook and with its clever and well balanced accommodation it creates a perfect and harmonious living environment for any large family not wanting to compromise on either space or location. The large rear garden is mature and secluded measuring 138ft x 59ft. The property is just 0.15 mile from the coveted Wallace Fields infants & junior school, and a

12 minute walk from East Ewell railway station with regular links to London Victoria.

The accommodation is unique by design and therefore difficult to pigeon hole so really needs to be seen to be believed, trust us when we say there are numerous 'wow' factors. However, for us the true essence of the home is captured immediately in the entrance hall with a welcoming feel that is sometimes lacking in a home of this size.

Accommodation flows perfectly with an impressive kitchen/breakfast room at the heart of the home that opens to the garden room and conservatory, there is also a dining room and a living room. Completing the ground floor is the utility room & cloakroom. The master bedroom with en-suite is a great size, there are five further bedrooms, a study and main bathroom.

The private and secluded rear garden really must be viewed to be appreciated, with a huge amount of privacy and measuring an impressive 138ft x 59ft really completes this fine family home. The large garage and carriage driveway complete the property.

The property sits on a private/gated road within walking distance of two mainline (Zone 6) stations with connections to Waterloo and Victoria. The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a few. Additionally the close proximity to the prestigious RAC Golf & Country club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick.

Freehold







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

Epsom Office
 2 West Street
 Epsom, Surrey KT18 7RG
 T: 01372 745 850

Ewell Office
 220 Chessington Road
 West Ewell, Surrey KT19 9XA
 T: 020 8394 1234

Stoneleigh Office
 62 Stoneleigh Broadway
 Stoneleigh, Surrey KT17 2HS
 T: 020 8393 9411

Banstead Office
 141 High Street Banstead,
 Surrey SM7 2NS
 T: 01737 333699

 **the personalagent**
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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