



Ashley Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Charming flint fronted cottage
- Tucked away and set back from Ashley Road
- Bay fronted living room
- Two generous double bedrooms
- Downstairs shower room
- Versatile decorated basement
- Resident Parking
- Secluded south easterly garden
- Short walk to Epsom High Street
- Catchment of fantastic schools

Tucked away behind an archway at 33 Ashley Road, Vine Cottage is a charming flint-fronted home offering a wonderfully secluded setting despite its convenient location. Arranged over three floors and extending to approximately 764 sq ft, the cottage combines character, privacy and versatile accommodation.

The ground floor features a welcoming dining area leading through to a bright bay-fronted living room with wooden flooring, generous proportions and an open staircase creating a strong sense of connection. The first floor offers two genuine double bedrooms, with the principal bedroom benefiting from an exposed brick fireplace that enhances the cottage's period charm.

Full of individuality and character, Vine Cottage provides a peaceful and inviting home in a highly convenient position.

The kitchen is practical and well equipped, offering ample storage and workspace, with a downstairs shower room making excellent use of the available space. The clever layout creates



distinct areas while maintaining a natural connection between the living spaces.

A fully decorated basement adds valuable versatility and is currently ideal as a home office, study, hobby room or quiet retreat. This additional level is particularly useful for those working from home, allowing work and relaxation to remain separate.

Outside, the secluded courtyard garden is a real highlight. Enjoying a south-easterly aspect, it provides a private, low-maintenance space for morning coffee, alfresco dining or entertaining. Combined with its characterful architecture and versatile accommodation, Vine Cottage offers far more than its discreet position might suggest.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for shopping, dining and socialising.

For leisure, residents can enjoy Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, offering beautiful surroundings for walking, cycling and outdoor activities.

The town is well served by a range of educational options, including highly regarded state schools such as Rosebery Girls School and Glyn Boys School, alongside strong primary schools including St Joseph's, St Martin's and Wallace Fields. Independent options include Epsom College, Freemans and Downsend, while UCA and Laines Theatre Arts add to the town's creative character.

Transport links are excellent, with frequent direct services from Epsom station to London Victoria, Waterloo and London Bridge, with journey times of approximately 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both around a 35-minute drive away.

Tenure- Freehold
Council Tax Band -D



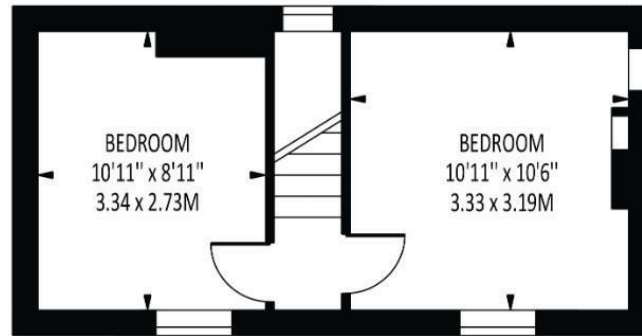


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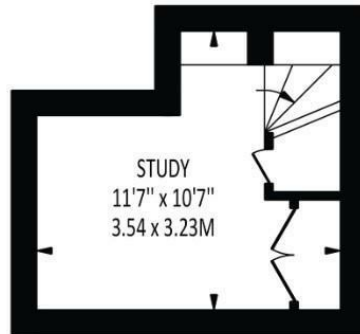


Ashley Road,
Vine Cottage

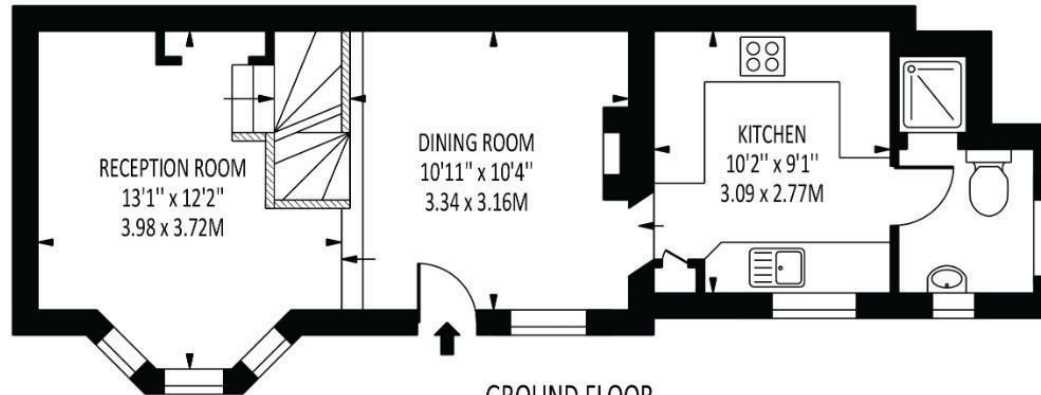
Total Area: 764 SQ FT • 70.99 SQ M



FIRST FLOOR



BASEMENT



GROUND FLOOR

Disclaimer: 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 of 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.

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		
	62	81
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

