



Squirrels Way, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Highly desirable cul de sac location
- Providing 2042 Sq Ft of total space
- Attractive extended detached family home
- Four wonderfully balanced reception rooms
- Stunning 25ft kitchen/dining room
- Family bathroom & ensuite shower room
- Downstairs shower room & practical utility room
- Secluded 78ft rear garden & generous driveway
- Incredible school catchment area
- Easy walk to High Street, Station & shops

Set within a rarely available cul-de-sac on the desirable south side of Epsom, this attractive detached family home warrants immediate viewing to appreciate its enviable position, high standard of finish and cleverly extended accommodation.

Occupying a generous plot, the thoughtfully designed layout is ideal for modern family living, with well-proportioned reception areas flowing seamlessly into a contemporary open-plan space, perfect for entertaining, socialising and everyday life.

Offering approximately 2,042 sq ft of accommodation, the property is conveniently positioned close to Epsom town centre, the prestigious Royal Automobile Club with its two 18-hole golf courses, and hundreds of acres of open woodland. The home is also within catchment for highly regarded local schools, including Rosebery Girls and St Martins.

From the moment you enter through the beautiful oak front door, the light and welcoming entrance hall, complete with original parquet flooring, sets the tone for this charming home.



The impressive 25ft kitchen/dining/family room is a superb space for modern family life, flooded with natural light and featuring a high-spec fitted kitchen with quality appliances, dual butler's sink and excellent storage. The kitchen flows into a defined dining area, with doors opening onto the rear terrace for seamless indoor/outdoor living.

Further accommodation includes a bay-fronted reception room, generous family room with garden access, playroom/study and formal dining room, offering excellent flexibility for family life or working from home. A utility room and downstairs shower room add practicality.

Upstairs are four well-proportioned bedrooms, a stylish family bathroom and sleek ensuite shower room serving the guest bedroom.

The outside space is equally impressive. The beautifully secluded rear garden extends to approximately 78ft, providing a peaceful retreat ideal for family life and outdoor entertaining, while a large brick-block driveway offers ample off-street

parking.

Squirrels Way is one of Epsom's most sought-after and rarely available cul-de-sacs, with homes of this calibre and character seldom coming to market.

The property is within walking distance of Epsom town centre, mainline railway station, an outstanding primary school and the exclusive RAC Country Club, making it exceptionally well placed for both convenience and leisure.

The area is surrounded by beautiful Green Belt countryside, with Rosebery Park, Epsom Common and Ashted Park nearby. The open expanses of Epsom Downs, home of the Derby, provide excellent opportunities for mountain biking, horse riding and dog walking, while a wide range of recreational facilities and fitness clubs are also close at hand.

Tenure: Freehold
Council Tax Band: G





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April Cottage

Total Area: 2042 SQ FT • 189.71 SQ M



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		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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