

The PERSONAL Agent

April Cottage, Squirrels Way, Epsom

£1,250,000

April Cottage, Squirrels Way

Epsom

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

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.











Description

From the moment you enter through the beautiful oak front door, the light-filled entrance hall, with its original parquet flooring, sets the tone for this charming family home. The impressive 25ft kitchen/dining/family room is perfect 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 effortless indoor/outdoor living. Further accommodation includes a bay-fronted reception room, generous family room with garden access, playroom/study and formal dining room, providing superb 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 to 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 Ashtead 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.
Council Tax band: G

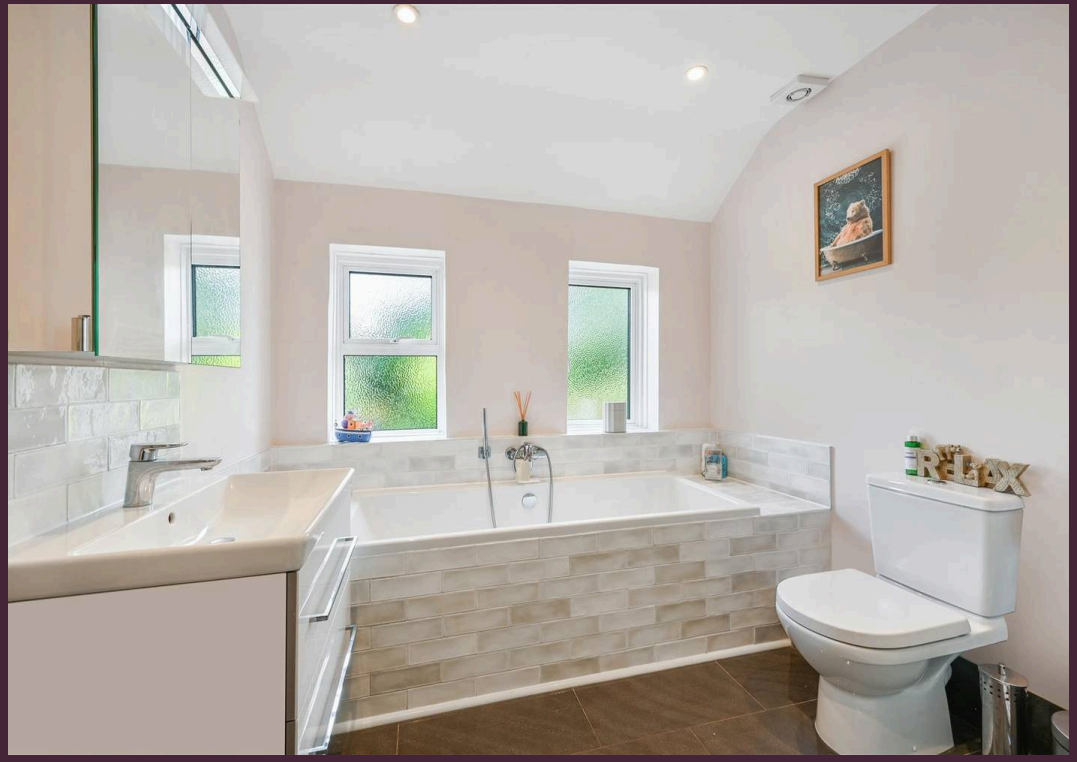
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D






RELAX



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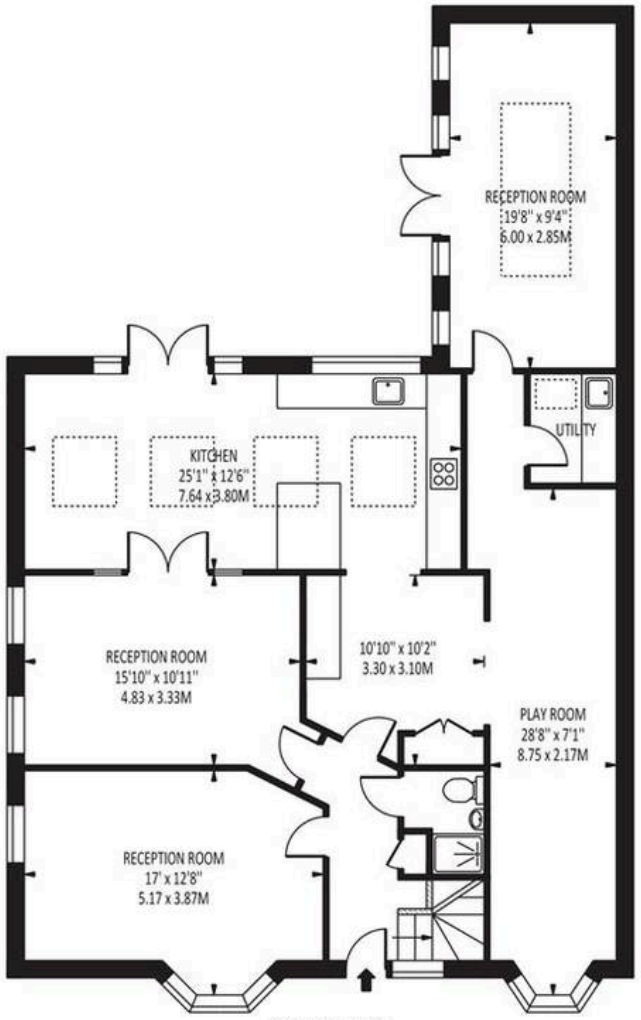
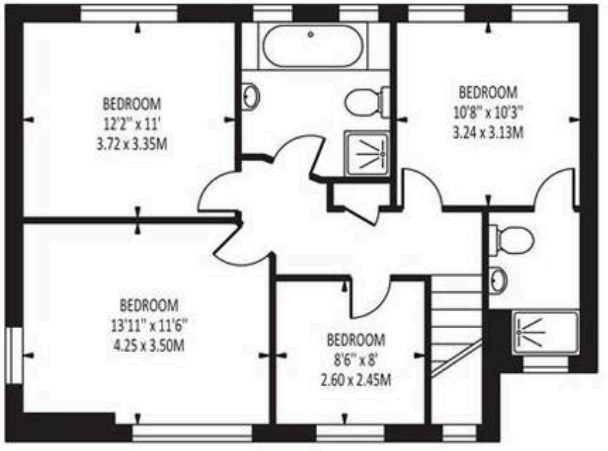
Total Area: 2042 SQ FT • 189.71 SQ M



GROUND FLOOR



FIRST 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 inpspection, 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.



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