

The PERSONAL Agent

# Shawley Way, Epsom

In Excess of £1,000,000

# Shawley Way

## Epsom

- Detached garage and parking for upwards of four cars
- Opportunity for a self contained annexe
- Solar panels
- Four double bedroom and bathrooms
- Offering 2500 Sq. Ft of space
- Wonderful kitchen/dining/family room
- Attractive detached family home
- 80ft x 50ft South facing secluded garden
- Periphery of world famous Epsom Downs
- Utility Room

Just moments from the open spaces of world-famous Epsom Downs, this spacious detached family home occupies a generous 0.20-acre plot with a beautifully secluded south-facing rear garden.

Lovingly improved by the current owners, the property offers an exceptionally flexible layout, including a self-contained area to the side with bedroom, shower room, kitchen and living space. Ideal for a teenager, elderly relative or guests, it could also offer potential for rental accommodation.

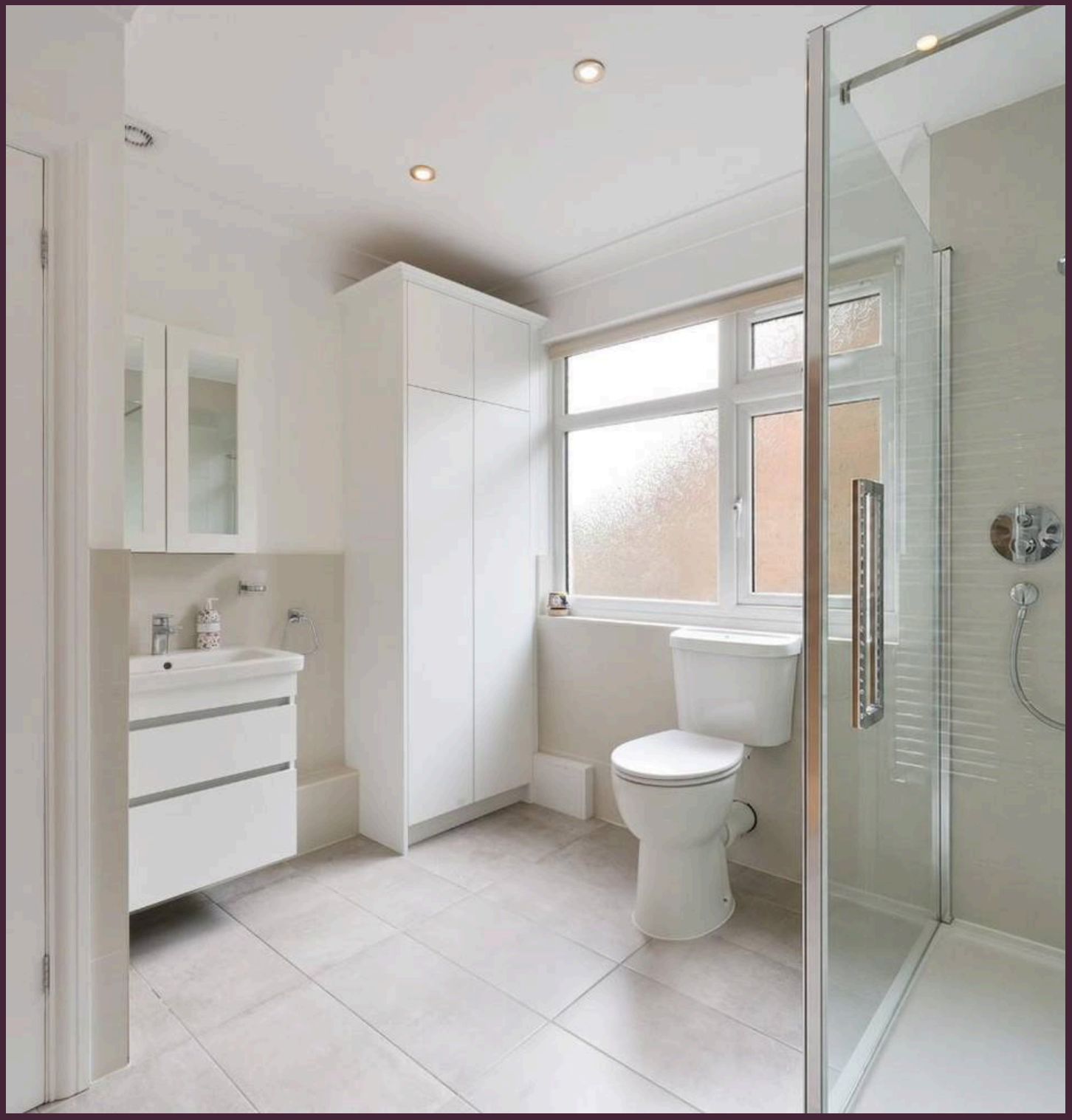
Extending to approximately 2,500 sq ft, the home combines generous living space with an impressive rear garden measuring around 80ft x 50ft. The substantial driveway and thoughtfully arranged accommodation provide an ideal setting for entertaining and modern family life. Homes offering such versatility, space and a prime position on the doorstep of the Downs are rarely available.











**Description**

From the moment you enter the welcoming central hall, the exceptional feel of this home is immediately apparent. Beautifully arranged and flooded with natural light, the accommodation flows effortlessly to create an inviting setting for modern family life. At its heart is an impressive open-plan kitchen, dining and family room, perfectly suited to everyday living and entertaining. French doors open onto the secluded south-facing garden, creating a seamless connection between indoors and out. The ground floor also offers a double bedroom with ensuite shower room, plus a further bedroom, spacious shower room, separate kitchen and impressive 24ft living room. With a private entrance and minor alterations, this area could readily become a self-contained annexe for multi-generational living, guests or potential rental use. A larger-than-average utility room completes the floor. Upstairs, the 19ft x 16ft principal bedroom features ample fitted storage and stylish ensuite, while the 16ft x



Outside, the property benefits from a large driveway providing parking for several cars, together with a useful detached garage to the front. The stunning south-facing rear garden is wonderfully private and measures approximately 80ft x 50ft at its maximum, offering an exceptional space for entertaining, family life or simply relaxing outdoors. Epsom Downs offers an idyllic outdoor lifestyle, with wide-open chalk downland providing the perfect setting for long dog walks, morning runs and relaxed weekend strolls. Sweeping panoramic views across London and the Surrey countryside create a stunning natural backdrop throughout the seasons. An extensive network of footpaths and bridleways offers endless opportunities to explore, while Epsom Downs Racecourse adds a unique sense of heritage and character. Whether enjoying peaceful green space, fresh air or a picturesque setting with family and pets, Epsom Downs remains one of the area's most treasured assets.

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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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Total Area: 2509 SQ FT • 233.09 SQ M
(Including Garage)
Garage Area : 210 SQ FT • 19.49 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 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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