

College View, Epsom, KT17
Approximate Area = 3341 sq ft / 310.3 sq m
Garage = 395 sq ft / 36.6 sq m
Total = 3736 sq ft / 346.9 sq m
For identification only - Not to scale



COLLEGE VIEW, EPSOM KT17 4DW

GUIDE PRICE £1,850,000

SET IN THE DESIRABLE PRIVATE CLOSE JUST MOMENTS FROM EPSOM DOWNS & AMENITIES. THIS STUNNING DETACHED RESIDENCE OFFERS AN EXCEPTIONAL BLEND OF MODERN LIVING AND ELEGANT DESIGN. SPANNING THREE FLOORS, THE PROPERTY BOASTS FIVE SPACIOUS BEDROOMS AND FOUR WELL-APPOINTED BATHROOMS, MAKING IT IDEAL FOR FAMILIES SEEKING BOTH COMFORT AND VERSATILITY.

AT THE HEART OF THIS HOME LIES THE IMPRESSIVE GERMAN-MADE RATIONEL KITCHEN, WHICH SEAMLESSLY INTEGRATES WITH THE DINING AND FAMILY AREAS. THIS OPEN-PLAN SPACE IS PERFECT FOR ENTERTAINING AND FAMILY GATHERINGS, AS IT FLOWS EFFORTLESSLY ONTO A DELIGHTFUL SUN TERRACE AND THE EXPANSIVE REAR GARDEN. THE GARDEN ITSELF IS A TRUE OASIS, FEATURING A GENEROUS LAWN AND A FULL-WIDTH SUN TERRACE, PERFECT FOR ENJOYING SUNNY DAYS AND OUTDOOR ACTIVITIES.

IN ADDITION TO ITS REMARKABLE INTERIOR, THE PROPERTY INCLUDES A DOUBLE GARAGE AND A PRIVATE DRIVEWAY, PROVIDING AMPLE PARKING FOR NUMEROUS VEHICLES. THE ARCHITECTURAL STYLE OF THE HOUSE REFLECTS A CHARMING ARTS AND CRAFTS INFLUENCE, ADDING CHARACTER AND WARMTH TO THE OVERALL AESTHETIC.

THIS RESIDENCE IS NOT JUST A HOUSE; IT IS A HOME THAT OFFERS A WONDERFUL LIFESTYLE IN A SOUGHT-AFTER LOCATION. WITH ITS SPACIOUS LAYOUT AND BEAUTIFUL OUTDOOR SPACES, IT IS PERFECT FOR MODERN FAMILY LIVING. DO NOT MISS THE OPPORTUNITY TO MAKE THIS EXCEPTIONAL PROPERTY YOUR OWN.

- CHAIN FREE
- PRIVATE GATED CLOSE
- EXCEPTIONAL DETACHED RESIDENCE
- FIVE BEDROOMS & FOUR BATHROOMS
- STUNNING RATIONEL KITCHEN
- DOUBLE GARAGE & AMPLE PRIVATE PARKING
- WONDERFUL REAR GARDEN WITH VIEW OVER SURROUNDING FIELDS
- CLOSE TO EPSOM DOWNS
- COUNCIL TAX BAND G
- EPC RATING B

