



**BRAND NEW DEVELOPMENT OF 4 STUNNING ARTS AND CRAFTS STYLE DETACHED
FAMILY HOMES DESIGNED AND BUILT TO AN EXACTING STANDARD.**

COLLEGE VIEW

BURGH HEATH ROAD, EPSOM, KT17 4NN

Unfurnished, £5,000 pcm + fees and other charges apply.*

Available Now



- 5 Bedrooms • 4 Bathrooms • 3 Receptions
- Superb newly built home • Stunning open plan kitchen/dining/living space • Separate dining and formal reception rooms • Spacious master suite • Bonus games room/bedroom 5 • Detached double garage • Private gated development • EPC Rating = E • Council Tax = tbc

Description

These fantastic properties have been designed and built with the latest technology in mind with full data connectivity and comprehensive home security installed. Luxury features throughout the homes create a wonderful living space and include underfloor heating, whole house ventilation with heat recovery, composite windows and oak finished internal doors. The properties are light and airy with modern interiors and have a neutral finish to compliment either traditional or contemporary furniture and artwork.

External features include:

Traditional construction / Solid oak front doors / Anthracite Grey aluminium fascia's, gutters and downpipes / White aluminium soffits to roof overhangs / Eco Granite Cornish Natural permeable block pavers to the access road

Internal luxury fixtures and fittings can be found throughout each home, and include:

Oak finished engineered hardwood flooring by Kahrs to the living room, dining room, study, snug and first floor landing / Jerusalem Bone honed Limestone by Mandarin Stone to the Hall, kitchen and utility floors / Premier Stone porcelain tiles to the cloakroom and bathrooms / Malabar two-fold 100% Pure New Wool carpets to the bedrooms / Rational kitchen with high gloss finish to doors and Silestone composite work tops, Siemens fully integrated appliances, including two ovens, warming drawer, induction hob, extractor hood, dishwasher, full height fridge, separate freezer and wine cooler / Laufen sanitary ware and taps in the bathroom from the Alessi / Palomba ranges / Solid Laminated Oak tread staircase with an Oak Spine beam, toughened glass and oak handrails / LED lighting throughout.



College View, Epsom

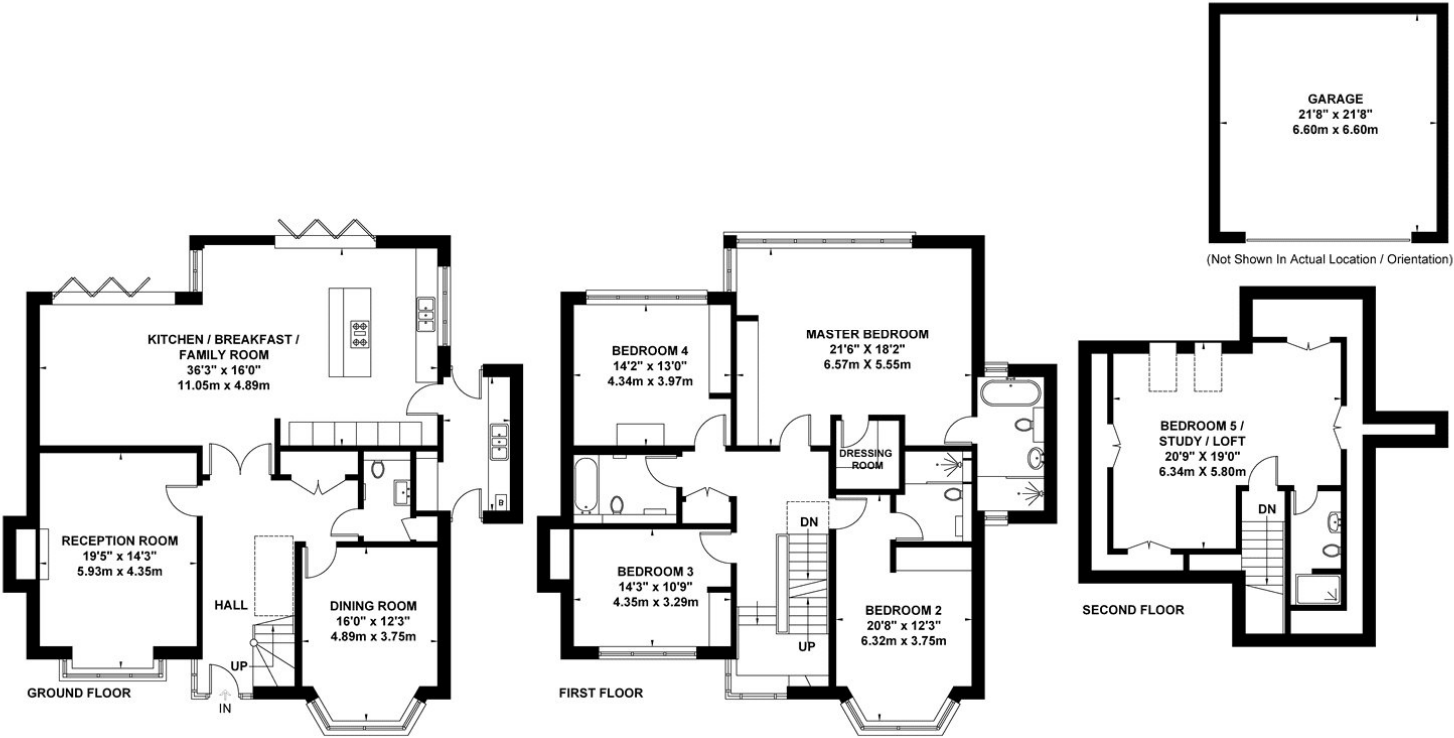
Approximate Gross Internal Area = 308.9 sq m / 3325 sq ft
Garage = 36.2 sq m / 389 sq ft
Total = 345.1 sq m / 3714 sq ft

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



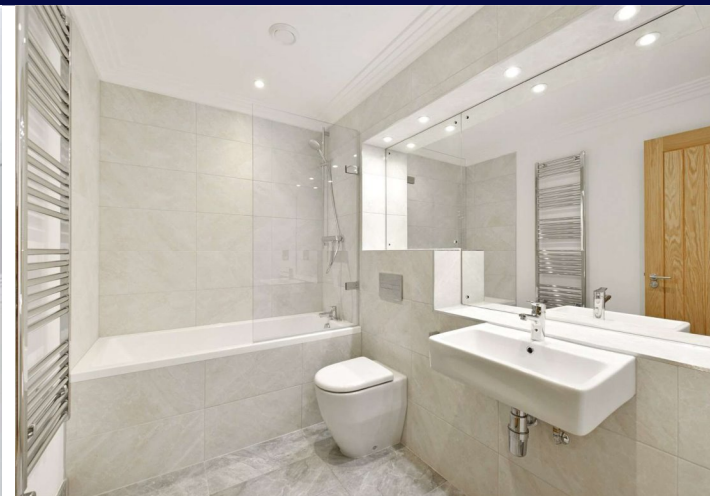
Exposure House © 2019
www.exposurehouse.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

FLOORPLANS

Gross internal area: 3325 sq ft, 308.9 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190810AIPL

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Cobham Lettings

Kathleen Muller

kmuller@savills.com

+44 (0) 1932 586 220

savills.co.uk