



# Incredible family home with commanding views

**2 College View, Epsom, KT17 4DW**

Freehold







2 reception rooms • Kitchen/breakfast/family room • Study • 5/6 bedrooms • 5 bathrooms (4 en suite) • Bedroom 6/loft room • Utility room • Gardens and garaging

#### Local information

College View is a shared private gated road, located just 1.2 miles from Epsom High Street where you will find an array of shopping facilities including a Waitrose, Marks & Spencer, cafes, restaurants, bars, a multiplex cinema, Epsom Playhouse and leisure centre. For more extensive shopping and recreational facilities Kingston upon Thames and Guildford are 8 miles and 17 miles away respectively.

Transport links are excellent with Epsom train station 1.3 miles away providing regular and direct trains to London Waterloo in around 35 minutes making it the perfect location to commute into London.

College View overlooks the renowned Epsom College School which is one of the country's leading private schools. There is an excellent choice of other schools in the area including St Johns school, City of London Freeman's school, Danes Hill School and Downsland School.

Epsom and Ashted Common provides around 800 acres of Common land ideal for walking, bike riding and jogging. Golfers can enjoy courses at Epsom Downs, Walton Heath and The RAC Woodcote Park amongst many others. There is of course the world famous Epsom Downs Racecourse, home of the Derby, as well as horse racing at nearby Sandown Park. Cyclists have

ready access to the Olympic routes around Box Hill and Dorking and bridleways extend for miles providing fantastic horse riding and walking routes.

#### About this property

This incredible and imposing family home, built in 2018 offers well-planned and spacious accommodation throughout and spread over three floors making ideal for modern family life as it provides great versatility. Built with high specification technology and luxury features including oak finished engineered hardwood flooring, Jerusalem Bone honed limestone to hall, kitchen and utility room, porcelain stone tiles to the cloakroom and bathrooms.

The expansive entrance hall with prominent glass feature window, leads to all rooms and provides a cloakroom and storage cupboard.

The dining room enjoys front aspect views and a large bay window, making this room wonderfully bright. Across the hall is the spacious study, ideal for those who need to work from home.

The expansive drawing room boasts double doors that offer stunning views, opening on to the terrace beyond and there is a feature fireplace providing a great focal point.

The magnificent kitchen/





breakfast/family room is a open plan and provides a fantastic family space. The Rational kitchen has modern contrast wooden finish and high gloss units, Silestone composite worktops, Siemens integrated appliances, including two ovens, a warming drawer, induction hob and extractor hood. There is a full height fridge, separate freezer and wine cooler. There is ample space for a large dining table and sofas to create a perfect family zone. This space enjoys commanding views of the greenery and fields beyond with large bi-folding doors which create the inside/outside vibe.

Finally, completing the ground floor is a utility room with useful side access.

The impressive staircase leads to the first floor where you will find the principal bedroom with a sumptuous en suite bathroom and built in wardrobes. There are four further bedrooms, two enjoying en suites and a luxurious family bathroom.

The second floor includes bedroom 6/games room, plus a loft room/ and an en suite.

The property sits back from the road with an expansive block paved frontage which provides plenty of off-street parking in addition to the detached garage.

To the rear the garden is mainly laid to lawn with flower beds and enjoys picturesque views of the greenery and fields beyond. The garden provides a great level of privacy and seclusion with a terraced area directly behind the property providing an ideal spot for outside entertaining.

**Tenure**

Freehold

**Local Authority**

Epsom and Ewell Borough Council

**Viewing**

Strictly by appointment with Savills





College View, Epsom

Approximate Gross Internal Area = 442.9 sq m / 4767 sq ft  
Garage = 36.2 sq m / 389 sq ft  
Total = 479.1 sq m / 5156 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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