



4 Caithness Drive, Epsom, Surrey, KT18 7AP

Guide Price £1,450,000



- IMPOSING DETACHED HOME
- THREE RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- THREE FURTHER BEDROOMS
- LANDSCAPED REAR GARDEN
- PRIVATE CUL-DE-SAC
- KITCHEN/BREAKFAST ROOM
- TWO EN-SUITE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE & DRIVEWAY

Description

This attractive detached residence is located at the head of an exclusive private driveway of just three other properties, and is presented to the market for the first time since it was built.

A covered entrance porch leads through to a generous hallway with under-stair cupboard and modern cloakroom. The property benefits from three separate reception rooms; a triple aspect living room with open fireplace and double doors to the garden, a separate dining room, and separate study. A well appointed kitchen/breakfast room with subterranean wine cellar comprises; a wealth of work surface space and peninsular breakfast bar, ample storage cupboards, space for range cooker, space for upright fridge/freezer and integrated dishwasher & microwave. The breakfast area enjoys views over the garden with double doors on to the patio. The kitchen is complimented by a generous utility room with access door to double garage and side access. A turning staircase leads to a beautiful galleried landing drenched in natural light. Upstairs there is a principal bedroom suite with en-suite and dressing area, guest bedroom with en-suite and fitted storage and three further bedrooms served by a generous family bathroom.

The grounds are a particular feature of this home, with the rear garden beautifully landscaped to create different areas of interest including; extensive patio, wildlife pond, kitchen garden with potting shed, flower borders, mature shrubs and two garden sheds. all set within a part-walled boundary. The property also benefits from gated rear access and side access leading to a driveway able to park several cars with access to double garage and electric charging point. The property also benefits from solar panels.



Situation

The property is situated just a couple of minute's walk from Roseberry Park with play area, and less than half a mile (0.39) from Epsom town centre which offers a variety of shops, bars, restaurants and cafes and is home to the Epsom Playhouse presenting a variety of different shows.

Nearby there are leisure facilities including The Rainbow Leisure Centre & David Lloyd Centre.

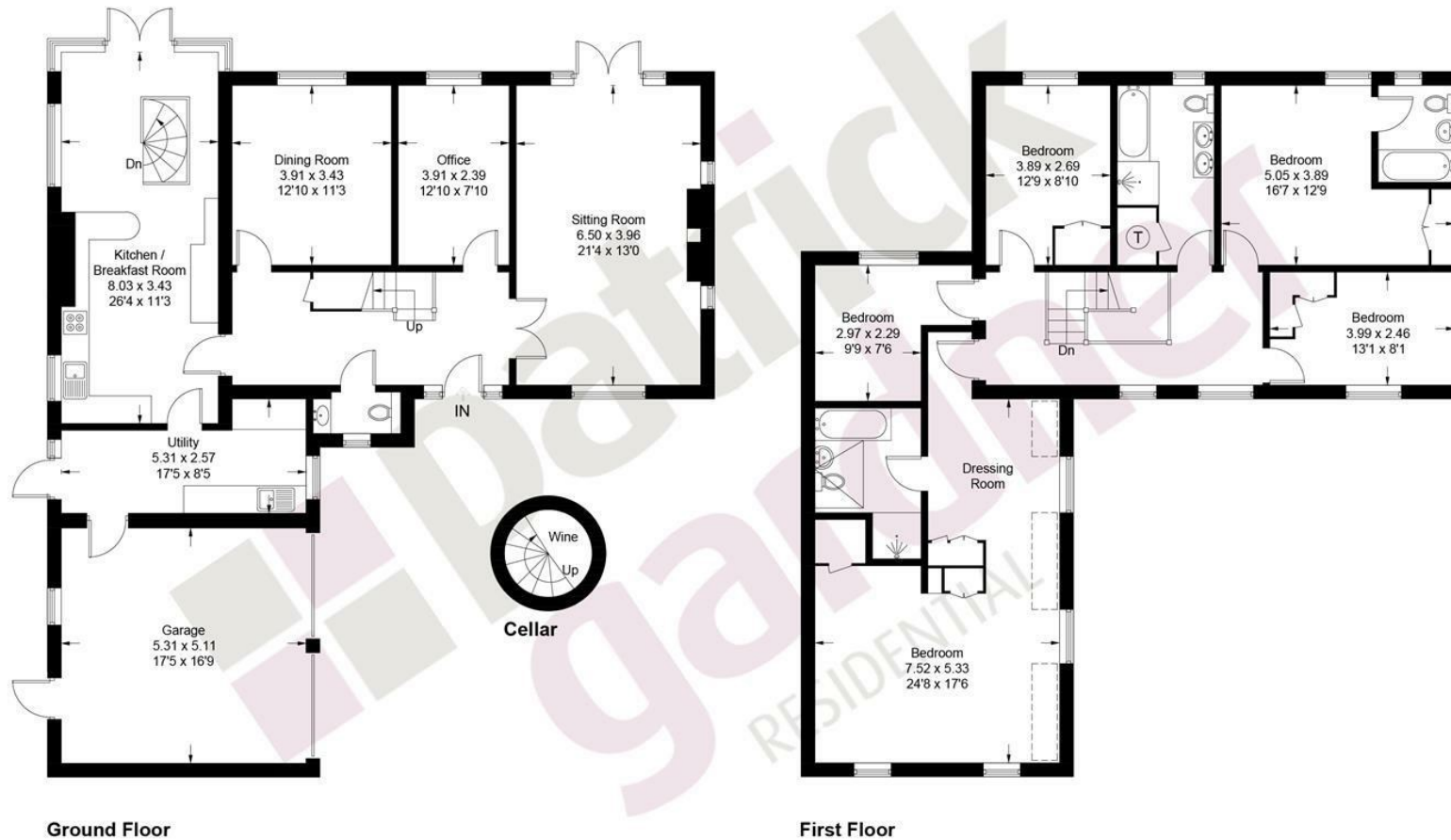
Epsom is a popular commuter town, and offers highly regarded schools for all age groups. Also close by is Epsom Downs, the home of The Derby.

The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports. Epsom main line station is close by and provides services to London Waterloo and Victoria.

Tenure	Freehold
EPC	D
Council Tax Band	G

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 256.4 sq m / 2760 sq ft
(Including Garage)
Cellar = 2.8 sq m / 30 sq ft
Total = 259.2 sq m / 2790 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1235140)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashted@patrickgardner.com
www.patrickgardner.com

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