



74 Meadowview Road, Epsom, Surrey, KT19 9UA

Price Guide £775,000



- EXTENDED FAMILY HOME
- IDEAL HOME FOR ENTERTAINING
- WOOD BURNING STOVE
- DRIVEWAY PARKING
- WALK TO COMMUTER STATION
- BESPOKE DESIGN FEATURES
- 14.5 METER LIVING SPACE
- GUEST TOILET
- DESIGNER GARDEN WITH CABIN/WORKSHOP
- CLOSE TO OUTSTANDING SCHOOLS

## Description

The house is approached by a paved driveway, offering parking for two cars. A pretty storm porch leads into a welcoming hallway, with a handy guest toilet and stairs to the first floor. Beyond the living room is zoned to provide play, study, family, lounge, dining and kitchen areas which in turn provides a vast space for entertaining. Large, glazed doors link this space to a patio with landscaped garden beyond ideal for summer entertaining. The kitchen provides ample base and wall storage, with integrated appliances and space for range, with separate island and full width sky light providing an abundance of natural light.

From the first-floor landing doors lead to three bedrooms, two of which are doubles, the principal benefiting from stylish built in storage and the third set up as office space with fold down bed. All bedrooms are served by the family bathroom comprising walk-in shower, wash hand basin and w.c.

Outside is a beautifully designed family garden with impressive select planting to create a majestic setting. There is a good-size patio, and a neat lawn enclosed for privacy by panel fencing. A pathway leads to an impressive open outdoor aquarium served by a comprehensive filtration system, flexibility designed to enable the next owner to adapt to a hot tub or workshop extension as an alternative. Beyond an inviting firepit area is a cabin/workshop.

Furthermore, there is scope to create loft rooms or an impressive principal suite, subject to planning, as many of the neighbouring homes have already done.

## Situation

The house is located in a desirable road in Epsom/ West Ewell. Close to Horton Golf Club, Bourne Hall and Horton Country Park as well as the extensive, beautiful open space of the Hogsmill River and Ewell Court Lake, garden centre and library. Ewell West Station is around seven-minute walk away, with links to Waterloo and Victoria Stations.

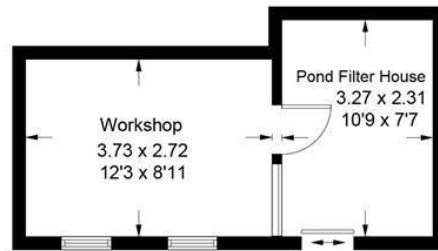
The village of West Ewell provides handy local shopping facilities, and restaurants and is complemented by Epsom town nearby, which provides a more extensive range of shops, a choice of supermarkets, trade points, popular wine bars, restaurants and a cinema complex.

A range of outstanding state and private schools are within easy reach supported by ample recreational activities close at hand including; horse riding centres, White Spider indoor climbing centre, Horton Park golf, Hobbledown Adventure Farm Park and Zoo, Hook Road arena, Jungle Island Adventure golf a choice of gym's including a popular David Lloyd Gym.

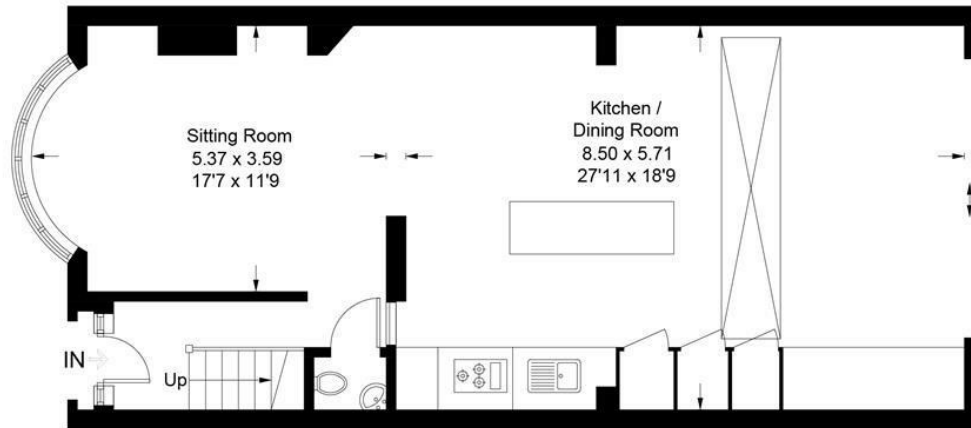
Tenure	Freehold
EPC	tbc
Council Tax Band	F



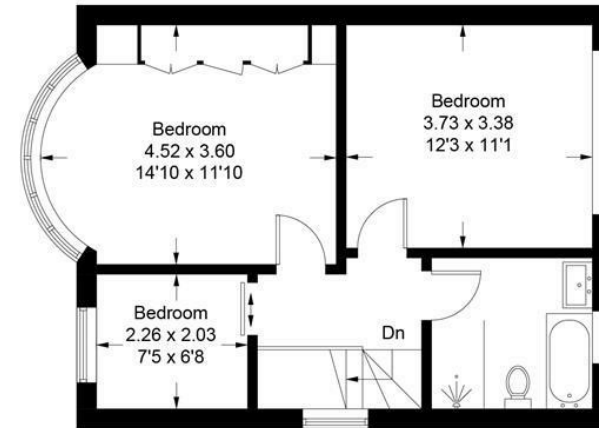
Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft  
 Workshop/Pond Filter House = 18.1 sq m / 195 sq ft (N.B. useable floor space is less due to structural piers)  
 Total = 143.8 sq m / 1548 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

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. (ID1203858)  
[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2025

66 Tudor House, Ashted, Surrey, KT21 1AW  
**Tel:** 01372 271880 **Email:** [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

