



**patrick  
gardner**  
RESIDENTIAL

April Cottage 16 Squirrels Way, Epsom, Surrey, KT18 7AQ

Guide Price £1,250,000



- ATTRACTIVE CHARACTER HOME
- WALK TO LOCAL SCHOOLS & STATION
- STUNNING KITCHEN/BREAKFAST ROOM
- EN-SUITE BEDROOM
- LANDSCAPED REAR GARDEN
- CUL-DE-SAC LOCATION
- 4 RECEPTION ROOMS
- G/F SHOWER & UTILITY ROOM
- 3 FURTHER BEDROOMS & BATHROOM
- DRIVEWAY PARKING

## Description

This exceptional family home is located on the favoured south side of Epsom in a sought after cul-de-sac ideally for local schools and just 0.63 miles from Epsom mainline station. The property offers a wealth of extended accommodation ideal for a growing family, or with the requirement for a ground floor annex facility.

A welcoming entrance hall with guest toilet and storage cupboard leads through to a double aspect sitting room with parquet flooring and feature bay window. The property also benefits from a generous separate dining room with brick surround fireplace and wooden mantle leading through to the 'heart of the home', a wonderful vaulted kitchen/breakfast room. This room is drenched in natural light from four skylights and patio doors to the garden. The kitchen has been executed to a high specification and incorporates a breakfast bar as well as a range of storage cupboards and dual butler sink. A particular feature of the downstairs accommodation is the potential for an annex facility if required which currently comprises a family room which over looks the garden and enjoys french doors to the garden along with a playroom adjoining the kitchen. The current utility room could be converted to a shower room, and the family room to a kitchen with connections already laid under the floorboards for ease.

Upstairs are four bedrooms, three double and one single, each with space for a choice of freestanding furniture. One of these rooms features an en-suite shower room, the others are served by a family bathroom.

Outside. The family garden is landscaped and features a neat lawn, mature planting, a patio, play area, shed and side access. To the front there is a block paved driveway providing off street parking.



## Situation

The property is situated just a few minute's walk from Rosebery 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.

There are many well considered schools to hand in both the private and state sectors, including City of London Freemen's School in nearby Ashtead Park, St Martins Primary School, St Christopher's School, and Stamford Green primary school as well as, Epsom College, Rosebery and Glyn secondary schools, to name but a few.

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

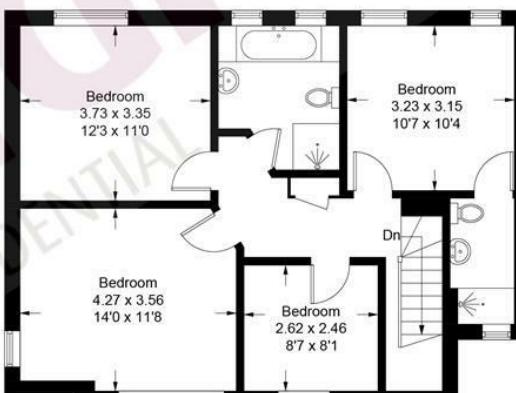
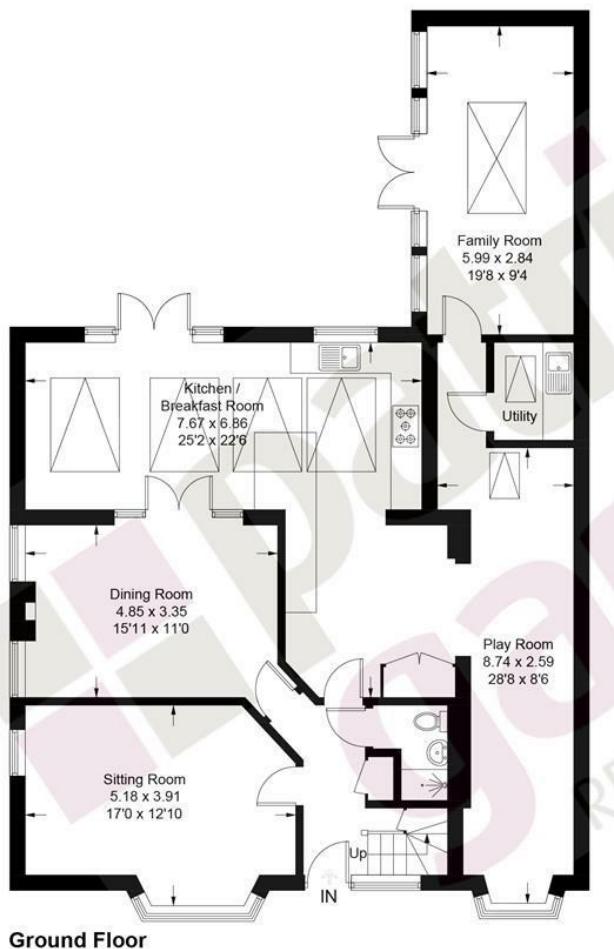
### EPC

D

### Council Tax Band

G

Approximate Gross Internal Area = 196.3 sq m / 2113 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. (ID1260896)

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

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