



RUDEN WAY

Epsom, Surrey, KT17



AN IMPRESSIVE DETACHED FAMILY HOME

This 1930s home has been restored and extended backing onto
Epsom Downs.

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Local Authority: Reigate & Banstead Borough Council

Council Tax band: H

Tenure: Freehold



KEY FEATURES

- * 4,768 sq ft
- * 0.94-acre plot
- * South facing garden
- * Direct access to the Downs for walking, cycling, and equestrian routes
- * Swimming pool
- * Tennis court
- * Extensive garaging and outbuildings
- *No onward chain*











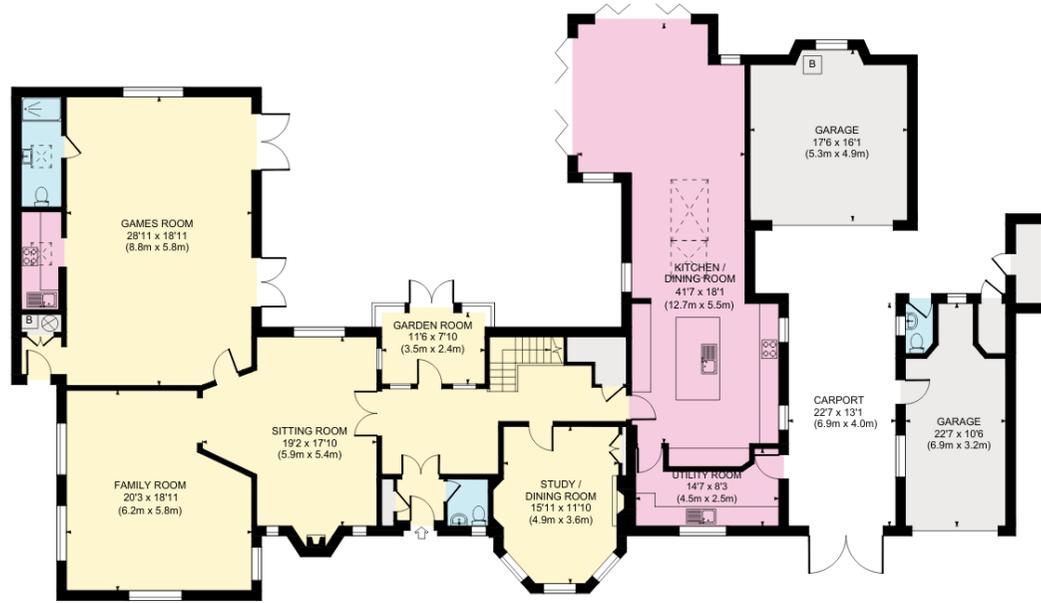
LOCATION

Epsom town centre and station is located just over 1 mile away and has an excellent range of shops, everyday stores and entertainment. Epsom High Street also has a variety of restaurants, pubs and coffee shops. The nearby charming village of Ashted is a mile away and provides an array of local amenities including an award-winning family butchers, independent fishmonger, organic greengrocer and gift shops. There are a number of outstanding private and comprehensive schools in the area including Epsom College, City of London Freeman's, St John's, Downsend, RGS Surrey Hills, Danes Hill. There is a choice of state schools including St Andrews Catholic School, Rosebery, Glyn and St Martin's C of E and St Joseph's Catholic Primary School. Transport links are excellent with its proximity to the A3 and the M25 (J9), Heathrow, and Gatwick airports. Epsom and Ashted railway stations are both within easy reach, providing regular services to London Bridge, Waterloo and Victoria. Within a short drive is the RAC at Woodcote Park, which is set in 350 acres of beautiful countryside. It offers outstanding facilities including two 18-hole golf courses, squash and tennis courts, a gym, an indoor swimming pool, treatment rooms, restaurants, bars, accommodation and a 12-acre woodland with picnic benches and natural play areas. For families the Walled Garden offers an indoor children's pool, crèche, soft play, games room, playground, sports court as well as many clubs and activities.





Approximate Gross Internal Area
4768sq.ft / 443.00sq.m



Approximate Gross Internal Area = 442.96 sq m / 4,768 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 any decisions reliant upon them. (ID767266)



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