



College Avenue, Epsom KT17 4HN

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College Avenue, Epsom

An impressive and beautifully presented art deco style detached family home of "special local interest" situated in the highly sought after College area of Epsom. This unique four double bedroom property is located in an attractive private cul-de-sac and offers stylish and versatile open plan living accommodation combining art deco and contemporary styles.

Outstanding Art Deco Style Home

Highly Sought After College Area

Property of "Special Local Interest"

Four Double Bedrooms

Open Plan Living Area

Three Bathrooms

Landscaped Gardens

Large Double Garage

Private Road

No Onward Chain

The property is located in the favoured "College area" of Epsom and walking distance to Epsom town centre and station. The property also sits within the catchment area of many highly regarded schools, both state and independent, including nearby Epsom College. The RAC Club and Epsom Downs Racecourse are also moments away.





On entering the property, a welcoming entrance hall leads to a spacious and bright open plan living area with wood burning stoves and a study fitted with a bespoke desk, fitted cupboards and shelving. The ground floor of this stunning property also offers a large dual aspect kitchen / dining room with an array of modern cabinets, appliances, a shaped breakfast bar and a walk-in pantry. From the kitchen, stairs lead through to a family room and a useful utility room. From the entrance hall, an art deco doorway leads through to stairs leading to the first floor and to the rear a conservatory overlooking the garden. In addition, there is a cloakroom / W.C.

To the first floor, a bright dual aspect landing leads to an exceptional and spacious master bedroom suite with a dressing room and four piece contemporary en-suite bathroom. There is also a second large double bedroom with an en-suite bathroom, two further double bedrooms, and a family bathroom.

Externally, this superb property offers a large double garage and driveway parking for numerous cars. At the front there are well stocked shrub borders, and to the rear the landscaped westerly facing garden is mainly laid to lawn and surrounded by mature trees. The garden also benefits from an expansive patio with pergola, perfect for al-fresco dining.

Noted as a property of "special interest", Bayford Lodge was the home and studio of Frank Hampson, the originator of "Dan Dare" of the Eagle comic from 1954 to 1985.

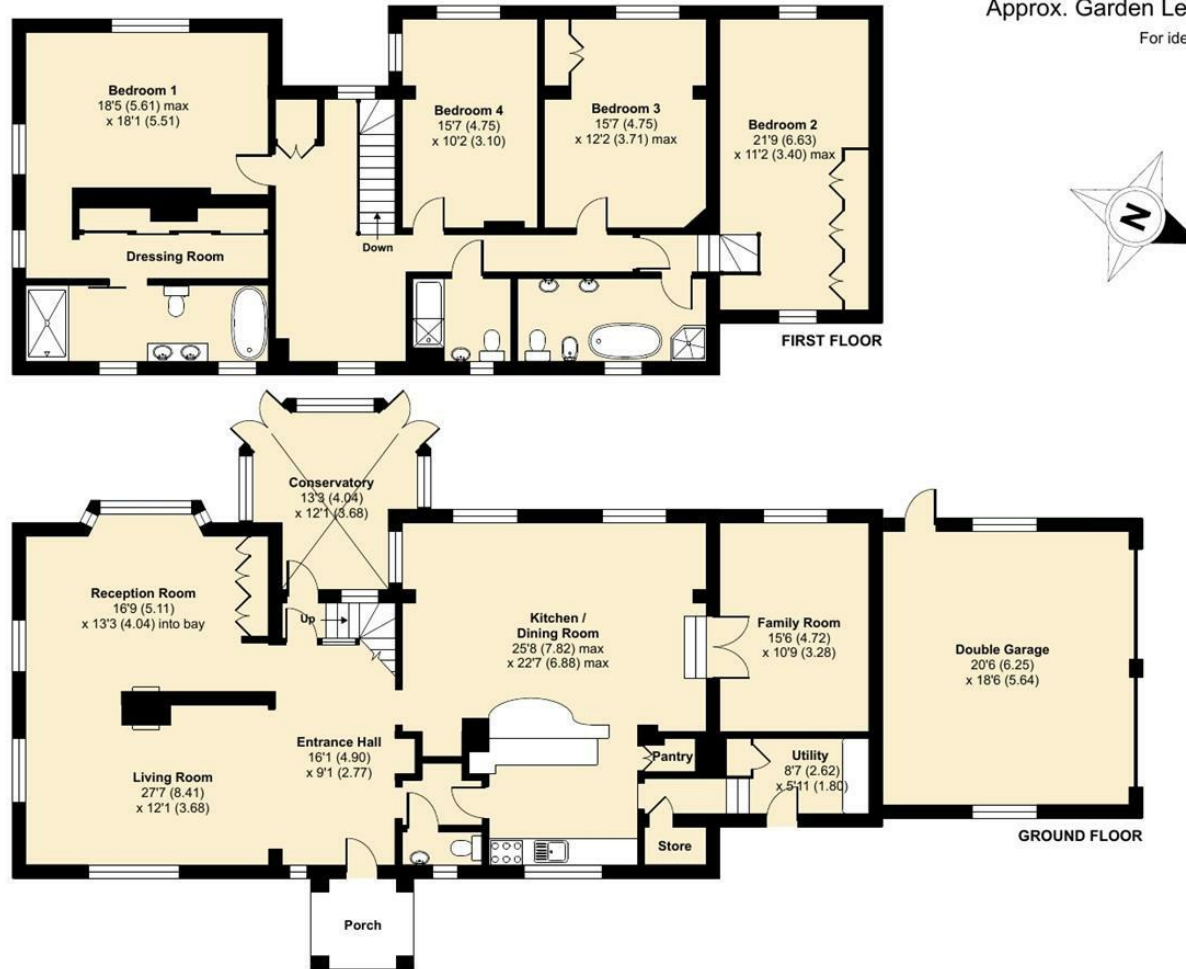


Bayford Lodge, College Avenue, Epsom, KT17

Approximate Area = 3560 sq ft / 330.7 sq m (includes double garage)

Approx. Garden Length = 60'2 (18.34)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for V&H Homes. REF: 803324



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