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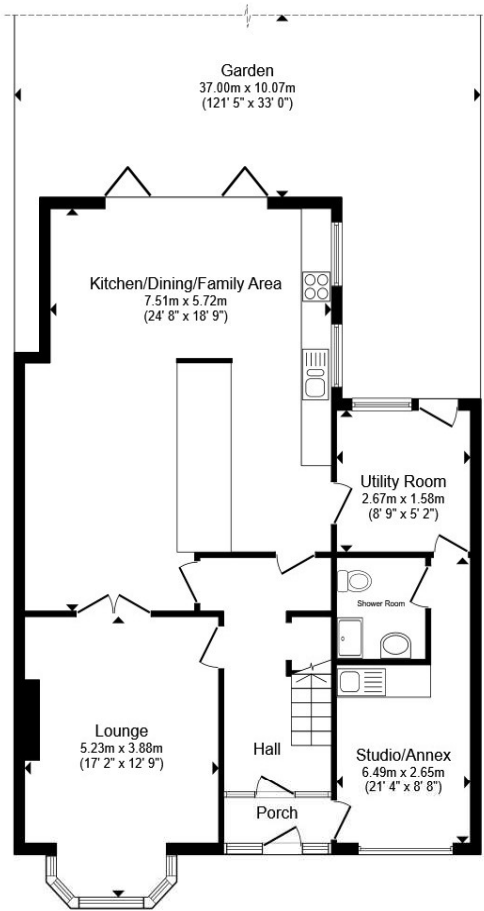
**Ruxley Lane, Epsom KT19 0JF**

**welcome to**

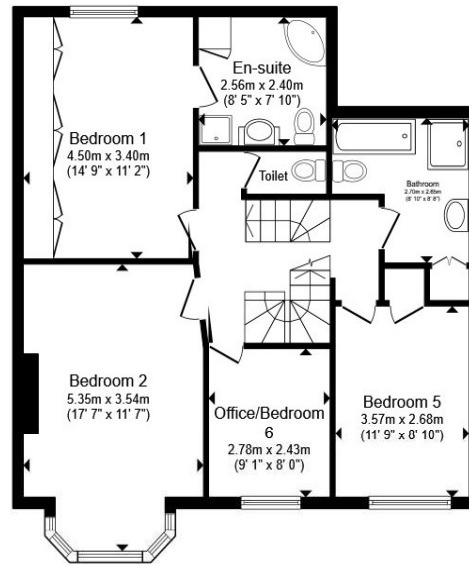
**Ruxley Lane, Epsom**

Beautifully extended and renovated six-bedroom family home offering over 2,380 sq.ft. across three floors, with a large driveway, stunning open-plan living, air conditioning and a superb rear garden backing onto open fields.

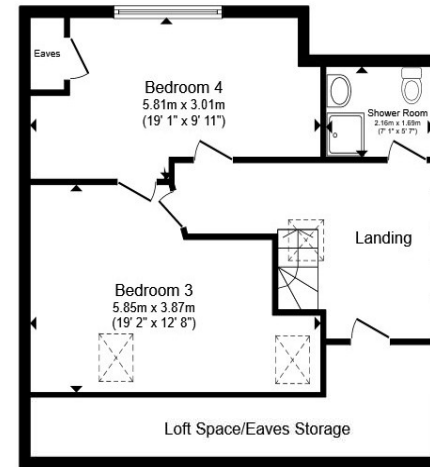




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 221.4 m<sup>2</sup> (2,383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Set within a quiet residential location on the ever-popular Ruxley Lane, this beautifully extended and renovated six-bedroom family home offers over 2,380 sq.ft. of versatile accommodation arranged across three floors, making it an exceptional choice for growing or multi-generational families.

The heart of the home is the stunning open-plan kitchen, lounge and breakfast room, featuring quality integrated appliances, air conditioning and an abundance of natural light, with doors opening onto a superb rear garden. The property benefits from a separate dining room, utility room, shower room and living area with kitchenette. The flexible layout provides excellent potential for an annexe or independent living arrangement if required.

The first and second floors offer six well-proportioned bedrooms, including a generous principal suite with en-suite, alongside modern family bathroom facilities and ample storage throughout.

Externally, the property enjoys a driveway providing off-street parking for multiple vehicles and a fantastic rear garden extending towards picturesque open fields, creating a wonderful sense of privacy and countryside living. There remains further scope to extend or adapt (STPP), allowing the home to grow with your family's needs.

Ideally positioned for excellent transport links into London, highly regarded local schools, nearby shops and everyday amenities, this is a superb opportunity to purchase a stylish, spacious and move-in-ready family home.

welcome to

## Ruxley Lane, Epsom

- A Large Extended Family Home
- Flexible Living Options
- Air Con In Main living Space
- Large Private Rear Garden Looking Over Stunning Fields
- Over 2300 SQFT Split Over Three Floors
- Close To Primary & Secondary Schools
- Driveway For Multiple Cars

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

offers in excess of

**£850,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107312](https://barnardmarcus.co.uk/Property/EWE107312)



Property Ref:  
EWE107312 - 0007

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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