

# BEECH GROVE

REIGATE ROAD · EPSOM



LATCHMERE

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**Latchmere Properties is proud to introduce Beech Grove, a select and striking new development of just three highly specified family homes.**

Positioned back from the Reigate Road, this private, tree & hedge-lined setting provides ample parking for up to three cars for each home. Traditionally built and architecturally striking, the 4-bedroom properties will be expertly finished by the acclaimed and award-winning Surrey developer, boasting contemporary appliances, fixtures and fittings throughout.

Interior layouts are cleverly designed over 3-levels with a mix of traditional and open-plan design. At the heart of each home, the kitchen seamlessly combines with a dining area and family room to create one impressive living space. A roof lantern and wall-to-wall glazed folding doors will ensure natural light floods into the properties and, with doors pushed back, the lines between interior space, terrace and rear garden will merge together.

Beech Grove is no less than 3 miles from the centre of Epsom town, which includes The Ashley Centre shopping mall and railway station. For the commuter, the latter provides a regular fast service to London Victoria in less than 45 minutes. The location is also well served by road with easy access to the A3 within 4 miles and junction 9 of the M25, less than 7 miles away. Epsom Downs Racecourse is close by as well as a number of golf courses. Just a short drive away is the breathtaking countryside of the Surrey Hills, an area of outstanding natural beauty.



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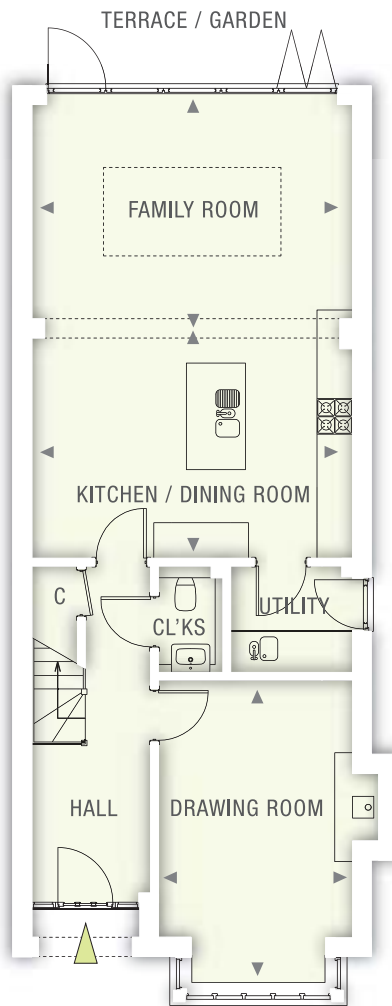


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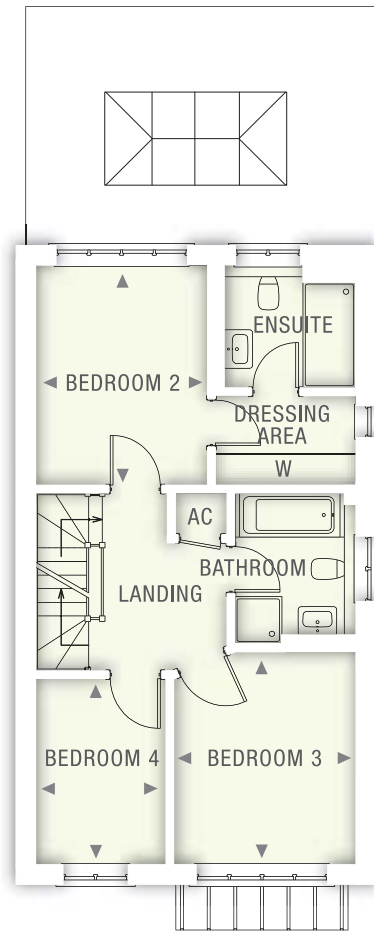
DEVELOPMENT LAYOUT



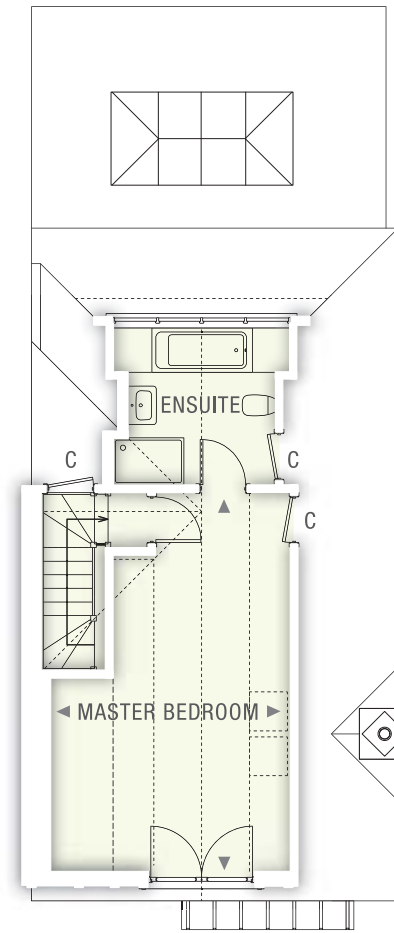
Drawing is not to scale and indicative only. Materials, colour and finish are representative only.



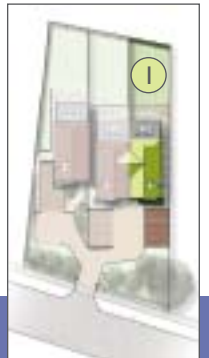
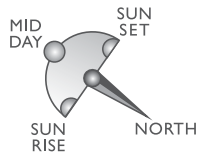
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## No.1 BEECH GROVE

FOUR BEDROOM SEMI-DETACHED HOME OVER 3-LEVELS WITH SHARED DRIVEWAY, PRIVATE PARKING AND LANDSCAPED REAR GARDEN

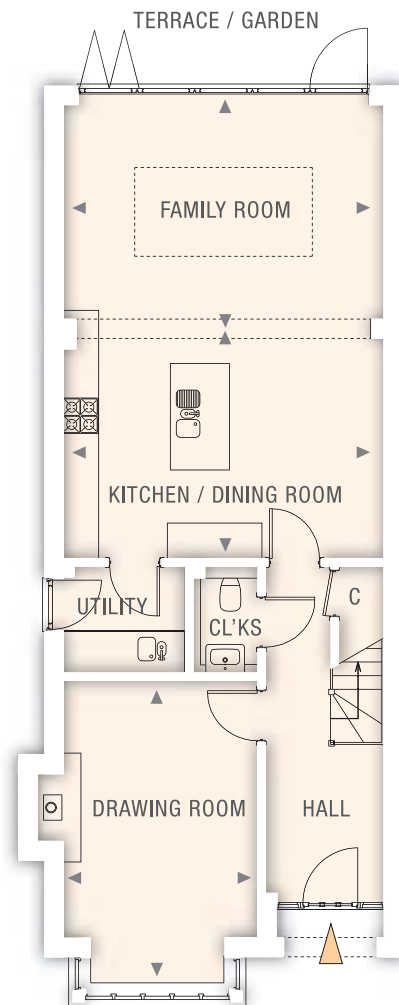
Dimensions	Metric	Imperial
Kitchen / Dining Room	5.4m x 3.9m	17'9" x 12'10"
Family Room	5.4m x 3.9m	17'9" x 12'10"
Drawing Room	3.3m x 5.1m	10'10" x 16'9"

Dimensions	Metric	Imperial
Bedroom 2	2.9m x 3.3m	9'6" x 10'10"
Bedroom 3	3.1m x 3.6m	10'2" x 11'10"
Bedroom 4	2.2m x 3.1m	7'3" x 10'2"

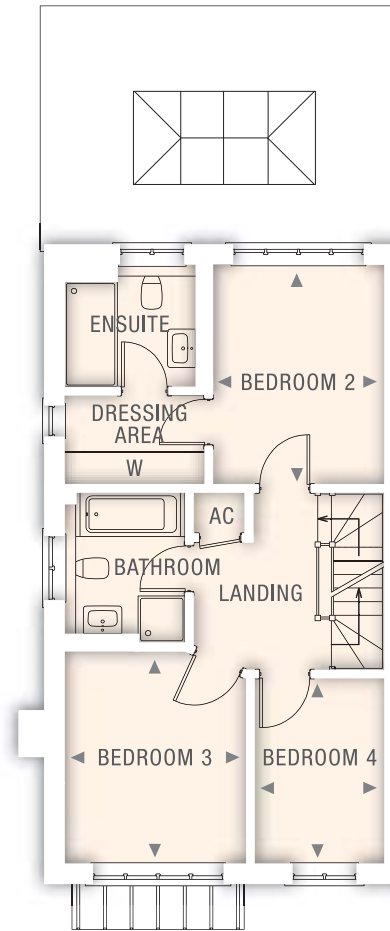
Dimensions	Metric	Imperial
Master Bedroom	4.0m x 6.4m	13'1" x 21'0"

Gross Internal Area: 152 sq m / 1636 sq ft

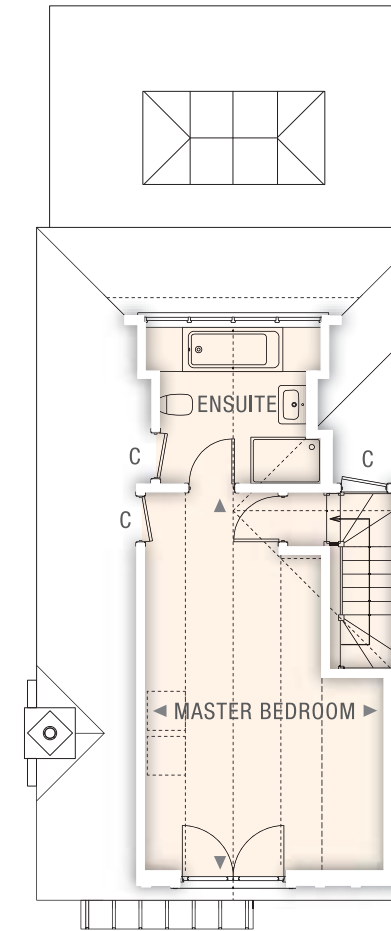
Drawings are not to scale and indicative only. All dimensions are approximate and are represented by the room arrows positioned in the respective rooms.



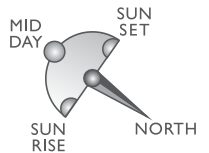
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## No.2 BEECH GROVE

FOUR BEDROOM SEMI-DETACHED HOME OVER 3-LEVELS WITH SHARED DRIVEWAY, PRIVATE PARKING AND LANDSCAPED REAR GARDEN

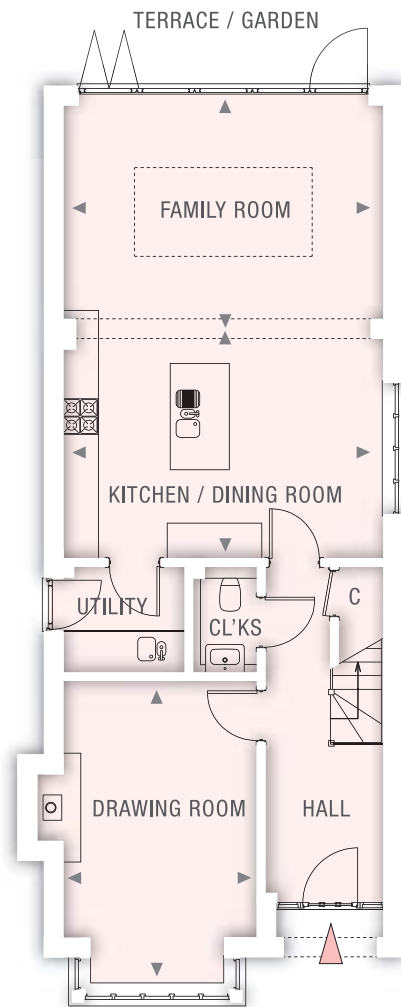
Dimensions	Metric	Imperial
Kitchen / Dining Room	5.4m x 3.9m	17'9" x 12'10"
Family Room	5.4m x 3.9m	17'9" x 12'10"
Drawing Room	3.3m x 5.1m	10'10" x 16'9"

Dimensions	Metric	Imperial
Bedroom 2	2.9m x 3.3m	9'6" x 10'10"
Bedroom 3	3.1m x 3.6m	10'2" x 11'10"
Bedroom 4	2.2m x 3.1m	7'3" x 10'2"

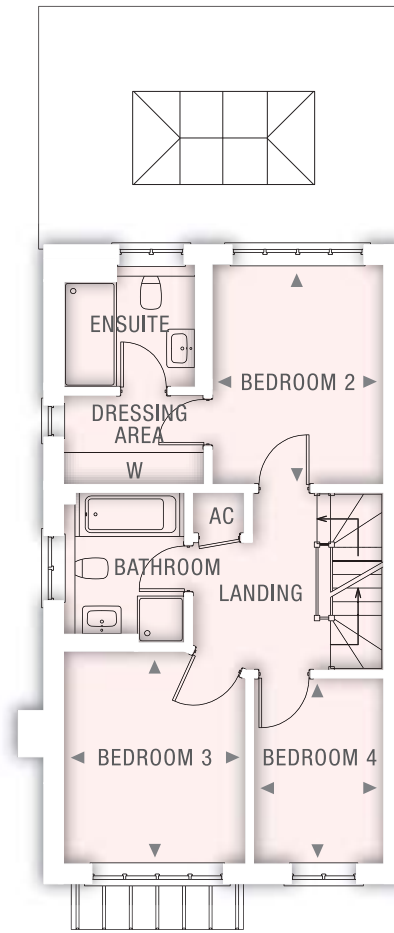
Dimensions	Metric	Imperial
Master Bedroom	4.0m x 6.4m	13'1" x 21'0"

Gross Internal Area: 152 sq m / 1636 sq ft

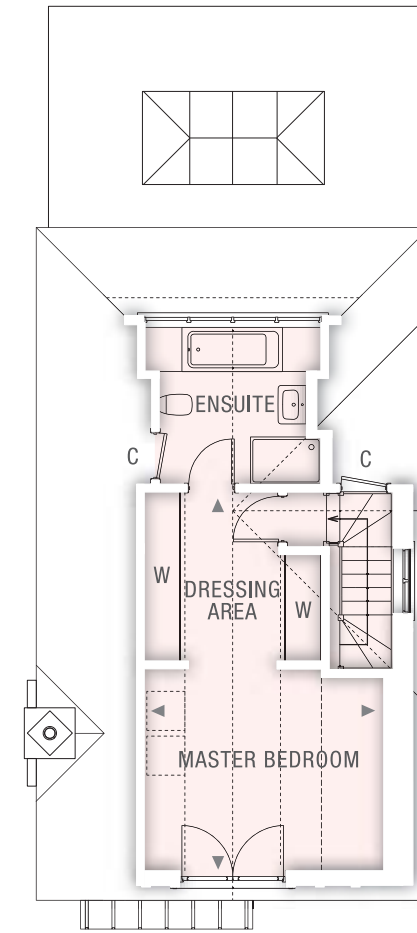
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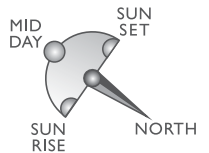
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## No.3 BEECH GROVE

FOUR BEDROOM DETACHED HOME OVER 3-LEVELS WITH PRIVATE DRIVEWAY, PARKING AND LANDSCAPED REAR GARDEN

Dimensions	Metric	Imperial
Kitchen / Dining Room	5.4m x 3.9m	17'9" x 12'10"
Family Room	5.4m x 3.9m	17'9" x 12'10"
Drawing Room	3.3m x 5.1m	10'10" x 16'9"

Dimensions	Metric	Imperial
Bedroom 2	2.9m x 3.3m	9'6" x 10'10"
Bedroom 3	3.1m x 3.6m	10'2" x 11'10"
Bedroom 4	2.2m x 3.1m	7'3" x 10'2"

Dimensions	Metric	Imperial
Master Bedroom	4.0m x 6.4m	13'1" x 21'0"

Gross Internal Area: 152 sq m / 1636 sq ft

Drawings are not to scale and indicative only. All dimensions are approximate and are represented by the room arrows positioned in the respective rooms.



# NATURALLY BEAUTIFUL HOMES THROUGHOUT SURREY

## LATCHMERE PROPERTIES

Founded in 1971, Latchmere has become one of the leading developers of fine homes in Surrey. Outstanding architecture, exceptional design and luxurious, contemporary specification are all hallmarks of the individual homes created by Latchmere.

Over the years, Latchmere's creation of traditional homes, constructed of high quality materials and displaying careful attention to detail, has ensured the company's continued success.

This success has, in turn, been recognised by the judging panel of a number of prestigious property Awards; ranging from design and build to conservation and landscaping.



# BEECH GROVE

REIGATE ROAD • EPSOM

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## LATCHMERE

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