



Christ Church Mount, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Offered to market with no onward chain
- Detached Chase Estate family home
- Extended with huge future potential
- Back to brick project opportunity
- Mark Wilkinson fitted kitchen
- Gaggenau & Miele appliances fitted
- Principal suite and ensuite completed
- Southerly 90ft garden with detached studio
- Approx. 0.13 acre mature position
- Priced to reflect works required

Located within the heart of the highly desirable Chase Estate, this detached family home represents a rare and exciting opportunity for a purchaser looking to create and complete a substantial home to their own exact specification.

Offered to the market with no onward chain, the property has already undergone significant extension and structural improvement by the current owner, however the majority of the house now remains in a back to brick condition, allowing an incoming buyer complete freedom to customise the layout, finishes and overall design to suit their individual tastes and lifestyle requirements.

Positioned on a mature plot of approximately 0.13 of an acre and offering 2190 Sq. Ft of space, the property enjoys a wonderful 90ft Southerly facing rear garden which provides excellent natural light and creates the ideal setting for both family living and entertaining.



Whilst much of the property now requires completion, several key areas have already been finished to an impressive standard. Undoubtedly the standout space is the stunning kitchen/diner, fitted with a handcrafted Mark Wilkinson kitchen and complemented by premium Gaggenau and Miele appliances, creating a superb focal point and true hub of the home. In addition, the principal bedroom suite and ensuite shower room have also been completed, giving purchasers an excellent indication of the standard and vision intended for the property once fully realised.

Beyond these completed rooms, the remainder of the house offers a blank canvas with enormous potential, enabling buyers to fully personalise every aspect of the interior finish and specification. It is rare to find an opportunity where so much of the heavy structural work and enlargement has already been undertaken, whilst still allowing complete creative freedom for the final design stages.

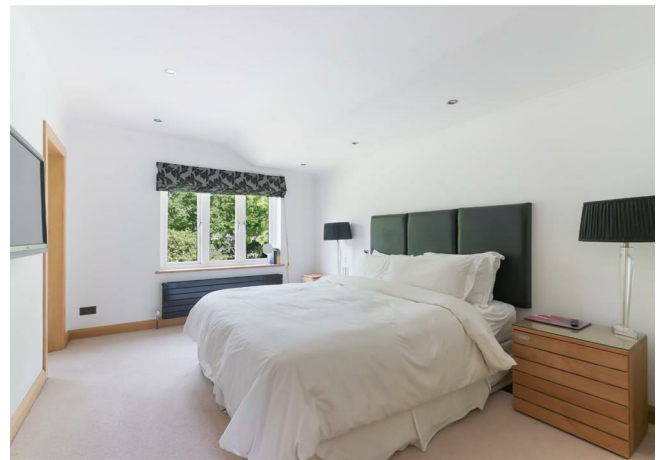
Church Mount enjoys a particularly enviable setting within the

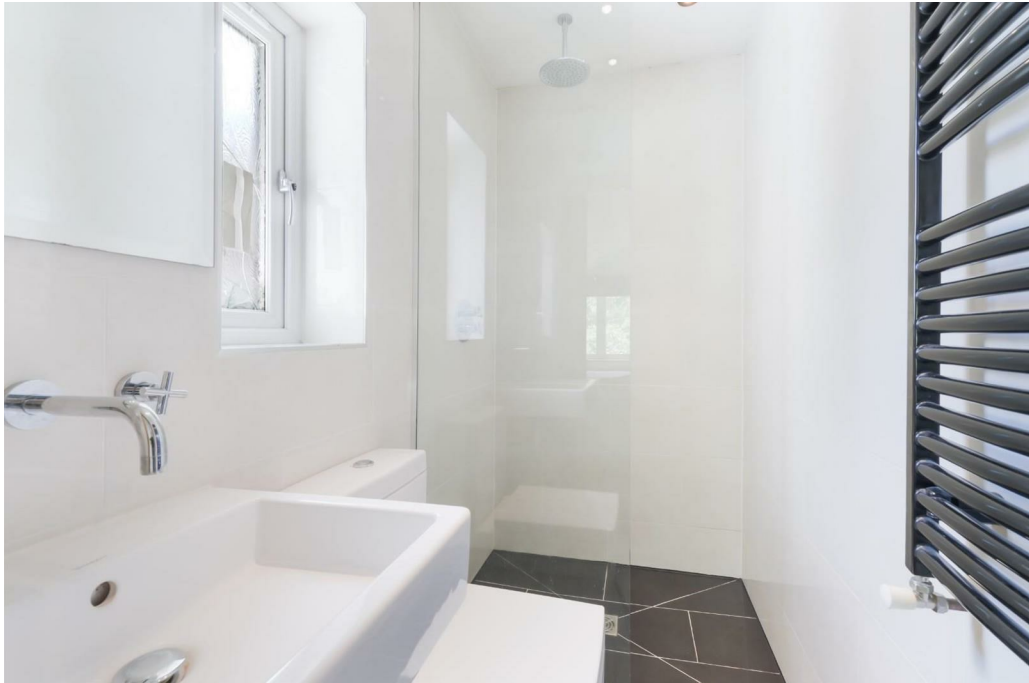
Chase Estate, renowned for its peaceful residential feel whilst remaining within easy walking distance of Epsom town centre and railway station, which provides regular services to London Waterloo, Victoria and London Bridge. The picturesque Stamford Green conservation area and the ancient woodland of Epsom Common are also close by, offering miles of scenic walking and cycling routes.

The area is highly regarded for its excellent selection of schools, leisure facilities and family-friendly environment, making this an increasingly rare and exciting opportunity for buyers looking to create a bespoke home in a premier Epsom location.

The home has been priced accordingly to offset the cost of the remaining works and will be sold as seen.

Tenure- Freehold
Council tax band - F





The **PERSONAL** Agent

Christ Church

Total Area : 2190 SQ FT • 203.48 SQ M
 (Including Garage & Storage)
 Garage Area : 205 SQ FT • 19.06 SQ M
 Storage Area : 205 SQ FT • 19.05 SQ M



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE

2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE

141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
 Tadworth, Surrey, KT20 5AG
 01737 814 900

LETTINGS & MANAGEMENT

157 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The **PERSONAL** Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

