



Oak Hill, Epsom

The **PERSONAL** Agent

Guide Price £865,000

Freehold

- Attractive detached family home
- Heart of the private Woodcote Estate
- Three well proportioned bedrooms
- Two spacious reception rooms
- 70ft x 39ft secluded rear garden
- Good frontage with driveway
- Detached garage to the side
- Main bathroom & Separate WC
- Significant scope to extend STPP
- Walk to town, station & schools

Set within the heart of the prestigious and highly desirable Woodcote Estate, and occupying a fantastic position within the road, this attractive detached home is such a special example that we believe it warrants a closer inspection to fully appreciate it.

The property has been well looked after by the current owners who have loved living here for the last two decades, but still provides plenty of opportunity for the new owners to put their own stamp on it with the potential to add a significant extension to the side and rear (subject to the usual planning consents).

From the moment you step through the front door the feeling of openness and amount of natural light is immediately apparent. A real feeling of seclusion and well balanced accommodation bring everything together to create an ultimate first impression.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing. Sole agent.



As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. The property benefits from two large reception rooms, a spacious kitchen, three well proportioned bedrooms and a family bathroom.

The outside of the property doesn't disappoint either with a large frontage, a driveway with parking for several cars, access to the detached garage at the side of the property and an absolutely stunning rear garden that provides a secluded and private sanctuary and measures 70ft x 39 ft and also includes two sizeable sheds and a greenhouse.

The need to view this property to fully appreciate it cannot be overstated. The traditional yet practical layout with potential to extend the property to fit your family needs.

The area abounds with plenty of Greenbelt countryside. Rosebery Park, Epsom Common and Ashted Park are all just a

short distance away. The open spaces of Epsom Downs, the home of the Derby, are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including Epsom Sports Club no more than 800 metres away, many great golf courses and David Lloyd and Rainbow leisure centres all in close proximity.

Tenure - Freehold
Council tax band - F





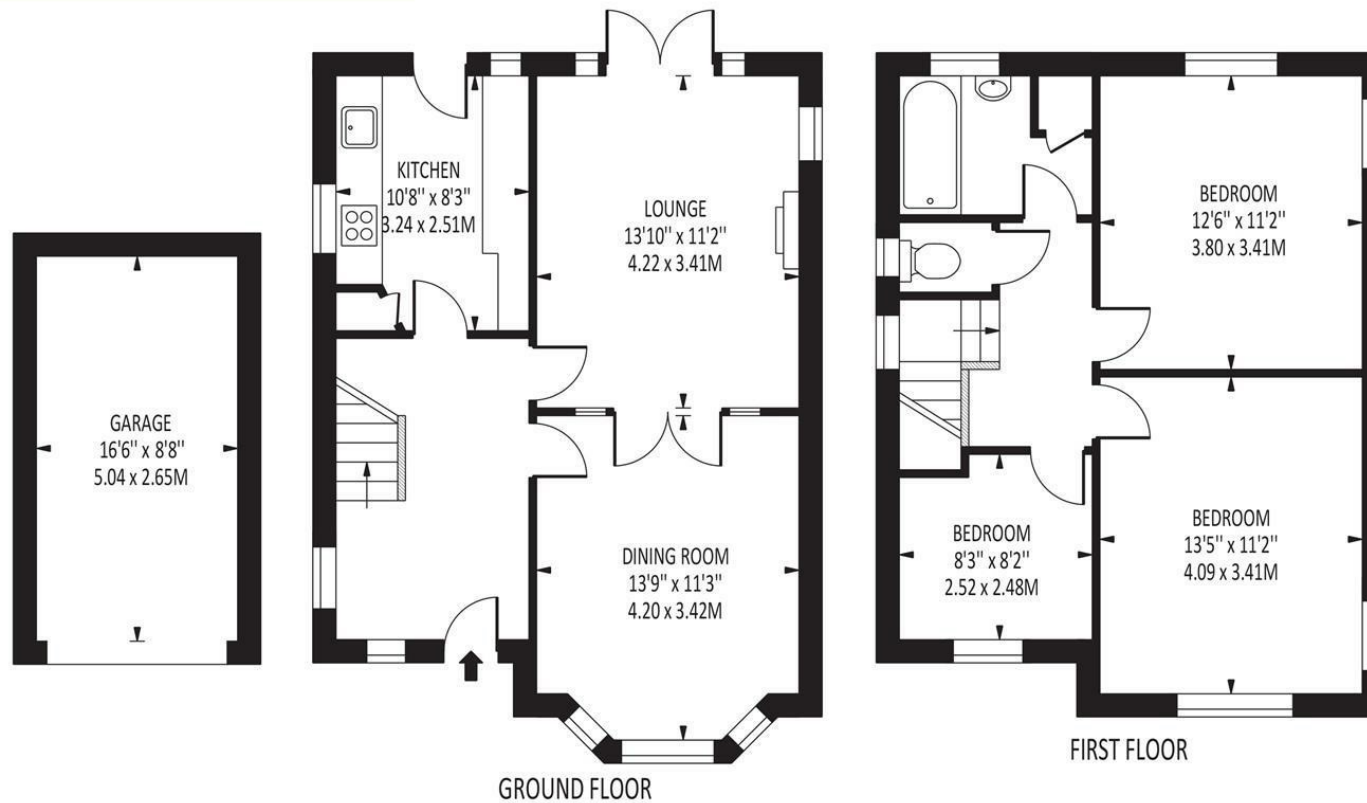
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Total Area: 1151 SQ FT • 106.92 SQ M

(Including Garage)

Garage Area: 144 SQ FT • 13.36 SQ M



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.

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		
	52	70
England & Wales		
EU Directive 2002/91/EC		

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