



Hambleton Vale, Epsom

The PERSONAL Agent

Offers In Excess Of £830,000 Freehold

- Private Woodcote Estate location
- Bold corner plot within a desirable position
- Offered with no onward chain
- Huge scope to extend & customise STPP
- Westerly garden & side & front gardens
- Three/four bedrooms & two bathrooms
- 20ft living room plus a second reception room
- Generous kitchen/breakfast room
- Wonderful central entrance hall
- 22ft garage & driveway from Barons Hurst

The Personal Agent are delighted to present this attractive detached chalet style bungalow, ideally positioned within a highly sought after and private estate.

Lovingly owned by the previous family for over 50 years, the property is now offered to the market with no onward chain. It occupies a bold corner plot, offering beautifully maintained wrap around gardens and a rare opportunity to customise or extend, an increasingly uncommon feature in this location.

Set on arguably one of the most desirable positions within the prestigious Woodcote Estate, the property is just moments from the Royal Automobile Club golf course and acres of open woodland.

A standout feature is the westerly facing rear garden, which wraps around the home and offers exceptional privacy. One of only a few bungalows on the estate, and even fewer with rear vehicular access, it also boasts a detached 22ft garage and driveway via Barons Hurst.



The welcoming central entrance hall sets the tone for the home, creating an immediate sense of arrival and space.

Abundant natural light fills the property, particularly in the spacious, double aspect living/family room which measures an impressive 20ft x 17ft, an ideal setting for entertaining, with direct access to the rear garden.

The well proportioned kitchen/breakfast room also enjoys garden access, while a generous second reception room offers flexibility and could easily serve as a fourth bedroom if desired. The ground floor also includes the 16ft double aspect principal bedroom and a modern three piece bathroom suite with a separate W.C, both of which have been updated in recent years.

Upstairs, the first floor features two further well sized bedrooms and a practical shower room. There is also extensive eaves storage offering potential for conversion, alongside significant scope to extend further, subject to the usual planning consents.

Hambledon Vale and Barons Hurst are two of the most sought after and rarely available roads within this private and highly desirable estate. Opportunities to acquire a home on such a generous plot, with the potential to personalise, extend, or develop, are exceptionally rare.

Add to this the outstanding position, within walking distance of both Epsom town centre and the prestigious RAC Country Club, and it becomes clear that this is a truly exceptional offering. The surrounding area boasts expansive Green Belt countryside, with Rosebery Park, Epsom Common, and Ashted Park all close by.

The open spaces of Epsom Downs, home of the world famous Derby, offer superb opportunities for horse riding, mountain biking, and dog walking, along with a range of nearby fitness clubs and recreational facilities.

Tenure: Freehold
Council Tax Band: G

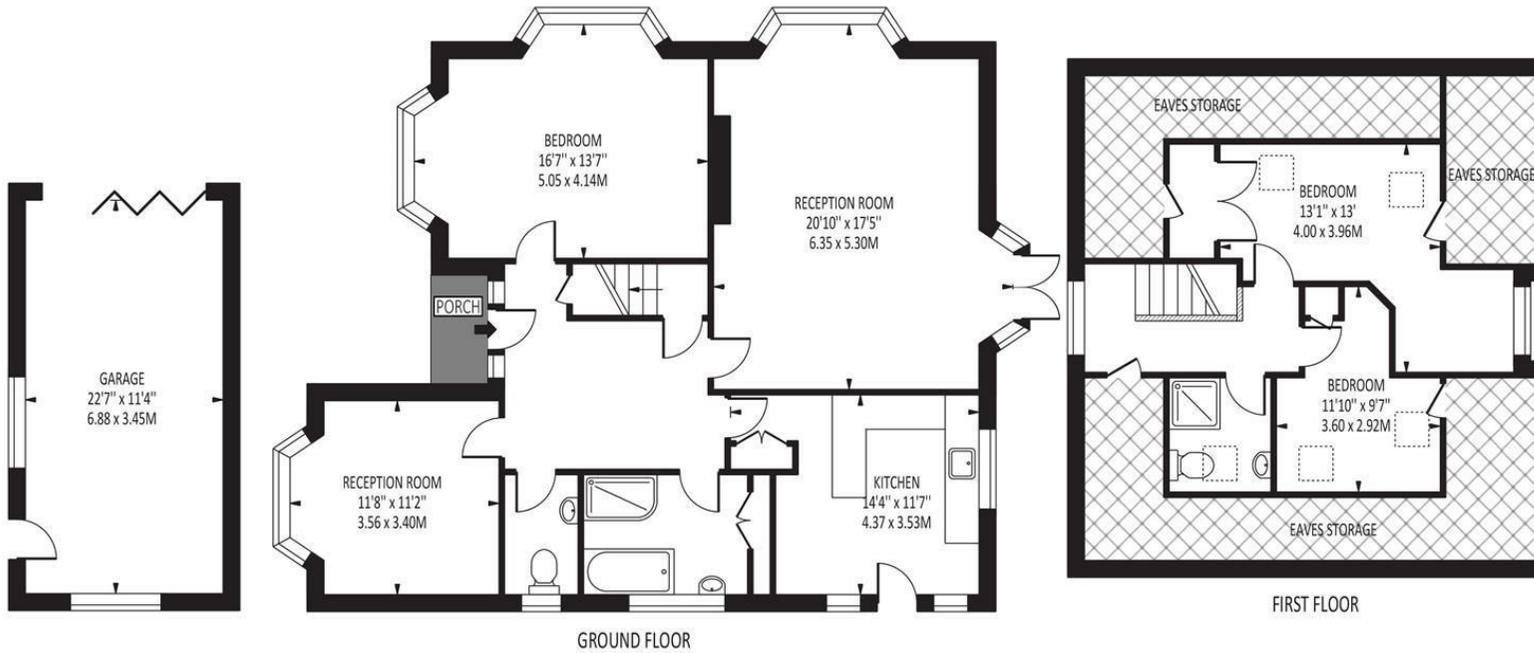






Hambledon Vale

Total Area: 2045 SQ FT • 189.98 SQ M
 (Including Eaves Storage & Garage)
 Eaves Storage Area : 352 SQ FT • 32.73 SQ M
 Garage Area : 256 SQ FT • 23.74 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	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.

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