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.

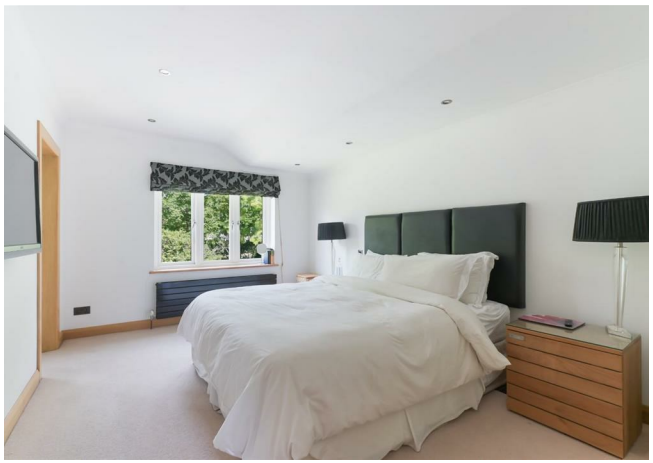
Beyond these completed rooms, the remainder of the house offers a blank canvas with enormous potential, enabling buyers to fully personalise every aspect of the interior finish and specification. It is rare to find an opportunity where so much of the heavy structural work and enlargement has already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

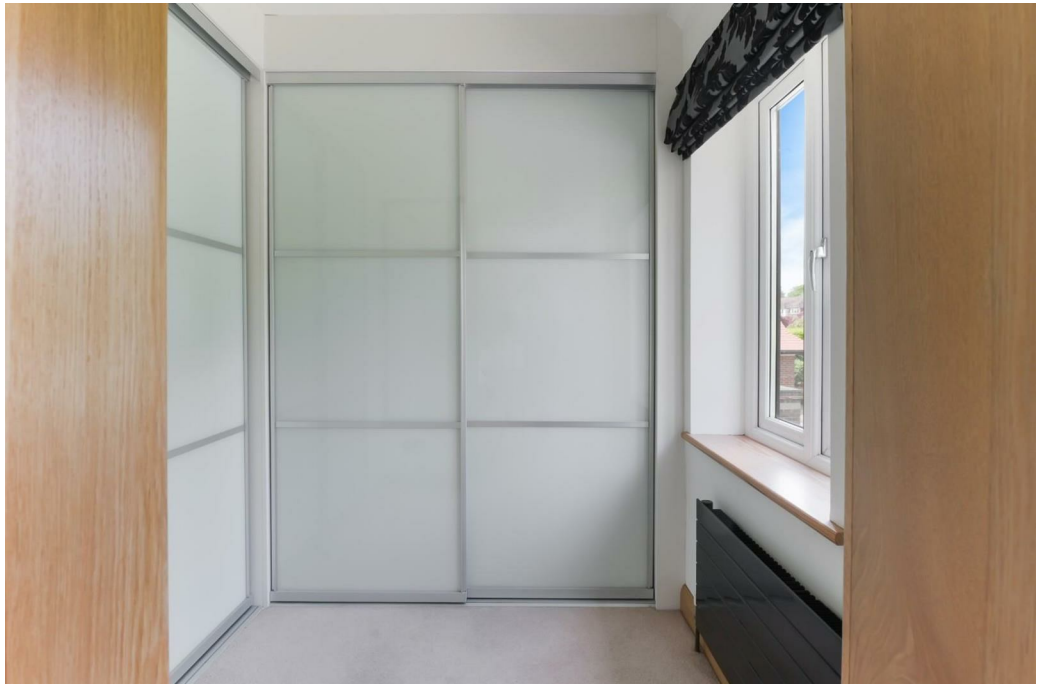
Church Mount enjoys a particularly enviable setting within the Chase Estate, renowned for its peaceful residential feel whilst remaining within easy walking distance of Epsom town centre and railway station, which provides regular services to London Waterloo, Victoria and London Bridge. The picturesque 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





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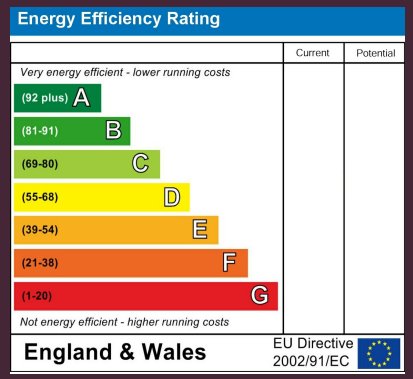
Total Area: 2190 SQ FT • 203.48 SQ M
(Including Garage & Storage)
Garage Area : 205 SQ FT • 19.06 SQ M
Storage Area : 205 SQ FT • 19.05 SQ M

GROUND FLOOR

FIRST FLOOR



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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

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

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