



Chantry Hurst, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £900,000 Freehold

- Private Woodcote Estate
- Detached fully refurbished home
- Reconfigured modern layout
- Open plan kitchen/diner hub
- Bi fold doors to garden
- Cosy lounge with fireplace
- Three well sized bedrooms
- Four piece family bathroom
- South easterly garden
- Parking plus double length garage

Set within the highly sought after private Woodcote Estate this beautifully refurbished detached home offers the perfect blend of style, comfort and everyday practicality designed with modern family living in mind. From the moment you arrive, the property makes a lasting impression, with its charming façade, driveway parking for three cars, and a striking cherry blossom tree that brings seasonal colour and instant kerb appeal.

Step inside and you'll find a thoughtfully reconfigured ground floor that truly embraces contemporary living. At the heart of the home is a stunning open plan kitchen/diner, a sociable space where cooking, dining and entertaining come together effortlessly. The breakfast peninsula is ideal for morning coffees or casual meals, while the stylish finishes and acoustic feature panelling create a space that feels both elegant and inviting. Bifold doors open wide onto the garden, allowing summer gatherings to spill out and filling the room with natural light all year round.

For quieter moments, the cosy living room provides a warm and relaxing retreat. With its feature fireplace and soft, calming décor, it's the perfect place to unwind in the evenings, whether you're enjoying a film night or curling up with a book.

Upstairs, the home continues to deliver on comfort and space, with three well



proportioned bedrooms that cater effortlessly to family life, guest accommodation or even a home office. The beautifully finished four piece bathroom adds a touch of luxury, offering both a sleek walk-in shower and a separate bathtub, ideal for busy mornings or long, relaxing soaks.

Outside, the south easterly garden has been designed for ease and enjoyment. Low maintenance yet generous in size, it's a wonderful space for children to play, summer barbecues with friends, or simply soaking up the afternoon sun. The double length garage adds further flexibility, whether for storage, hobbies or potential future use.

Altogether, this is a home that doesn't just look the part, it enhances the way you live. Stylish yet practical, sociable yet calm, it's ready to welcome its next owners to enjoy everything it has to offer.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic

Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Freehold  
Council Tax Band - F





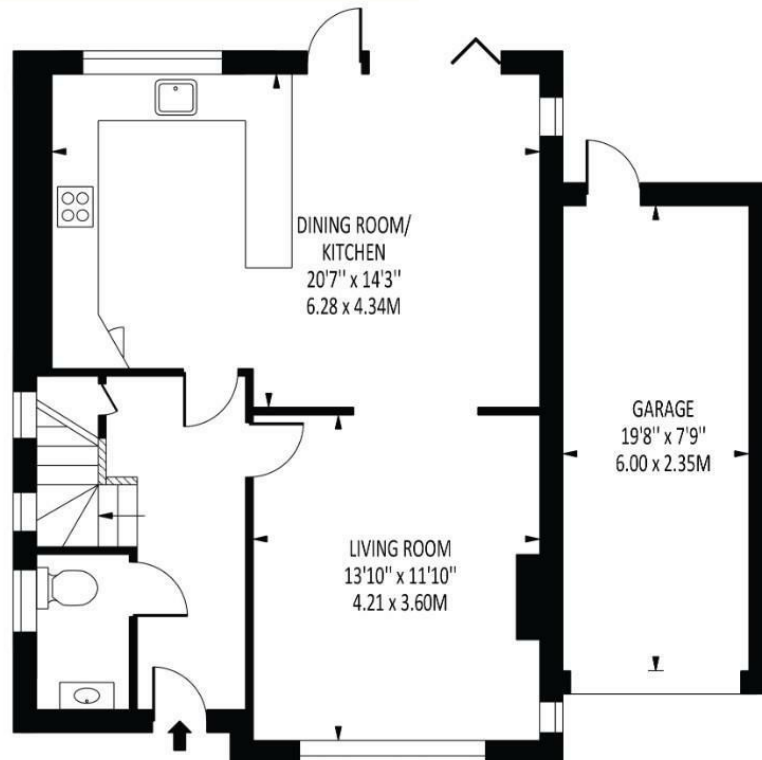
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## Chantry Hurst

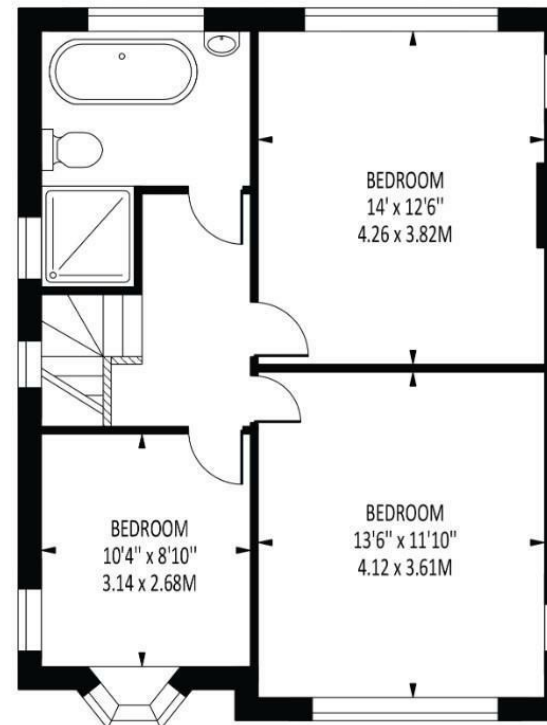
Total Area: 1327 SQ FT • 123.28 SQ M

(Including Garage)

Garage Area : 152 SQ FT • 14.10 SQ M



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 67      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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**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.

