



Chantry Hurst, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Private Woodcote Estate
- Detached refurbished home
- Four well proportioned bedrooms
- Two reception rooms
- Recently landscaped rear garden
- Parking for multiple cars
- 18 ft garage
- Huge scope to extend STPP
- Walk to High Street & Station
- Great school catchment area

Tucked away within the highly sought-after private Woodcote Estate, this beautifully refurbished detached home offers an exceptional setting for modern family life, combining stylish interiors with generous, practical accommodation.

The attractive façade and driveway provide off-street parking for three cars. Inside, the thoughtfully designed layout creates a welcoming contemporary environment, with every space serving a clear purpose.

At the front, the impressive lounge offers a stylish place to relax, centred around a striking landscape feature fireplace and media wall. To the rear, the formal dining room is ideal for entertaining, with French doors opening onto the private rear garden for effortless indoor/outdoor living.

The ground floor is completed by a well-appointed kitchen with ample storage and integrated appliances, together with a convenient downstairs cloakroom.

Upstairs, four well-proportioned bedrooms provide excellent flexibility for modern family life, whether as bedrooms, guest accommodation or a home office. A beautifully finished family bathroom adds a further touch of quality.



Outside, the recently landscaped west-facing garden provides a wonderful extension of the living space. Generous yet easy to maintain, it is ideal for children, summer entertaining or relaxing in the afternoon sunshine. The garage offers valuable additional space for storage, hobbies or potential future adaptation.

There is also excellent scope to extend to the side and rear, subject to the necessary planning consents, allowing future owners to further tailor the property to their needs.

Combining stylish presentation with genuine practicality, this is a beautifully appointed family home offering versatile accommodation, a sociable layout and a private garden, perfectly suited to modern living.

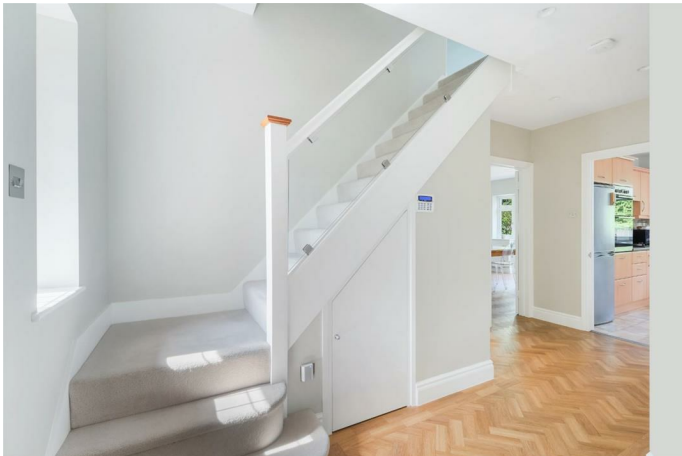
Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for families and professionals.

Leisure opportunities are abundant, with Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse providing wonderful settings for walking, cycling and enjoying the outdoors.

The area is well served by highly regarded schools, including Rosebery Girls School, Glyn School, St Joseph's and Wallace Fields, alongside prestigious independent options such as Epsom College, Freeman's and Downsend. The University for the Creative Arts and Laines Theatre Arts also contribute to the area's vibrant character.

Transport links are excellent, with Epsom station offering direct services to London Victoria and Waterloo in around 35–45 minutes. The M25 and A3 are easily accessible, while Heathrow and Gatwick airports are both approximately 35 minutes away by car.

Tenure- Freehold
Council tax band- G



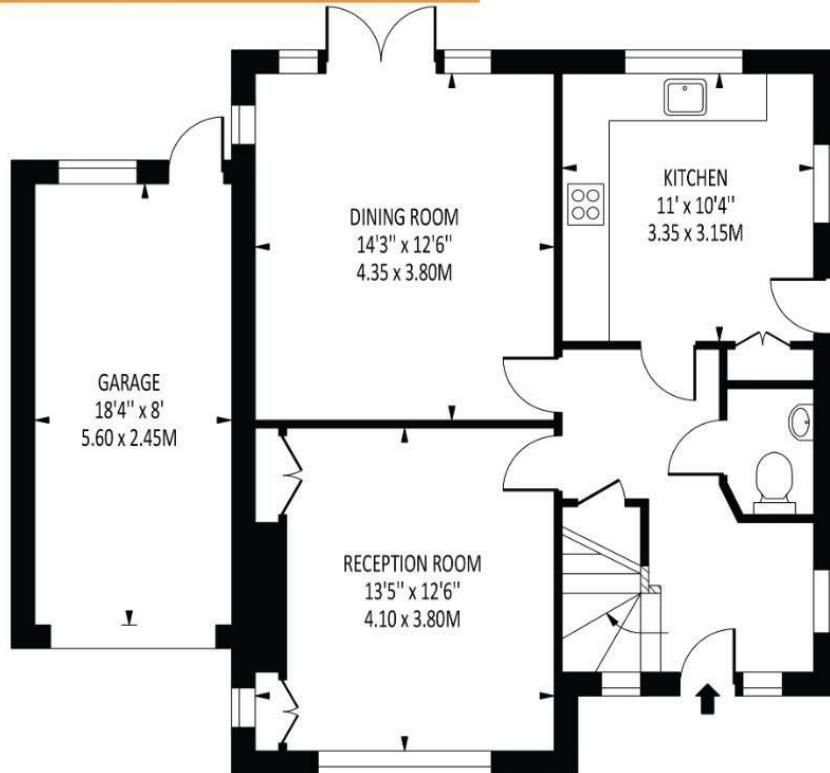


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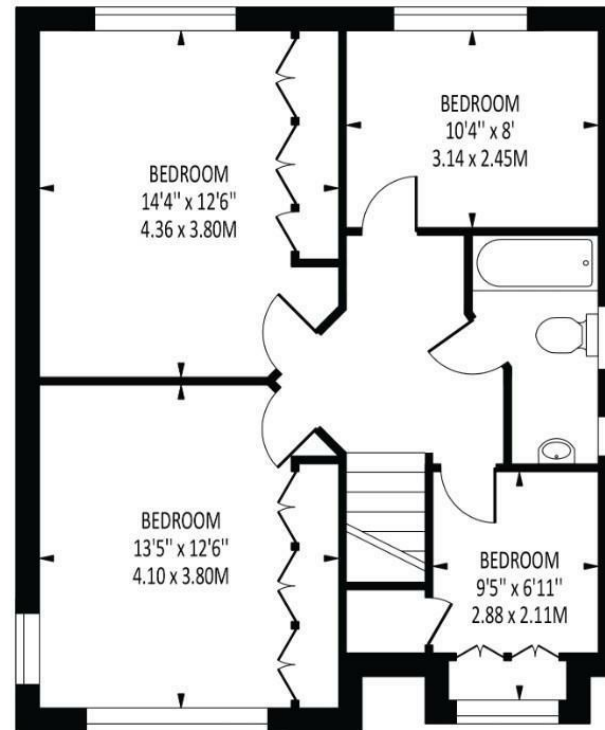


Chantry Hurst

Total Area: 1421 SQ FT • 131.97 SQ M
(Including Garage)
Garage Area : 148 SQ FT • 13.72 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) A		
(81-91) B		84
(69-80) C	71	
(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		

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