



Warren Hill, Epsom

The **PERSONAL** Agent

Offers Over £1,250,000 Freehold

- No ongoing chain
- Attractive detached house
- Directly backing RAC golf course
- Private Woodcote Estate
- 77ft x 52ft South facing garden
- Four bedrooms
- Three reception rooms
- Two bathrooms
- Carriage driveway & garage
- Huge scope to customise & extend STPP

Offered with no ongoing chain, The Personal Agent are pleased to present this attractive detached family home that enjoys arguably the best position on this sought after and private estate.

Much loved by the existing owners who have enjoyed over 50 years of ownership and family life here, Kilcorral backs directly onto the woodland that borders the 5th hole at the old course of the private RAC golf club. Providing significant scope for the new owners to customise or place their stamp on, the property could also be significantly extended if desired, subject to the usual planning consents.

The generous plot sits at arguably one of the most desirable positions within the much requested private Woodcote Estate and within close proximity of the Royal Automobile Club golf course, and acres of open woodland.



The direct South facing garden is a real feature and measures 77ft x 52ft and enjoys a terrific amount of privacy, with the added benefit of being the only house to have a gate with direct access to the woodland, club and golf course.

Set behind a good frontage the property enjoys a carriage driveway with off street parking for several cars and a garage with workshop/study to the rear. The welcoming entrance hall sets the tone and creates an ultimate first impression with access to a spacious living room and a generous dining room. There is a nicely proportioned kitchen, downstairs cloakroom and a beautifully positioned garden room which is the perfect space to relax and watch the abundance of wildlife in the garden.

The first floor also doesn't disappoint either, with the principle bedroom enjoying en-suite facilities, three further bedrooms and a bathroom suite. There is a large loft space with scope to convert into accommodation as well as options to extend to the rear too.

Warren Hill is one of the most sought-after and rarely available roads within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, the property is also only one mile from the open spaces of the Epsom Downs and Derby racecourse, which provides the perfect balance between town and country living.

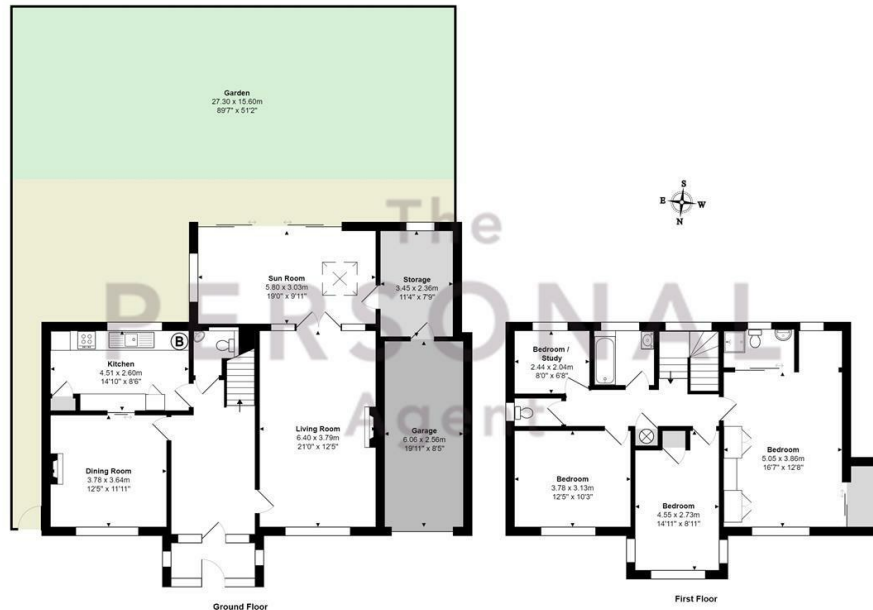
The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Call vendors sole agent for more information.

Tenure - Freehold
Council tax band - G







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Total Area: 192.6 m² ... 2073 ft² (excluding garden)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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