



Barons Hurst, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Private Woodcote Estate location
- Five true double bedrooms
- Set over three floors
- 24ft x 22ft kitchen/diner/snug
- Separate bay fronted living room
- Main bathroom & two ensuites
- Utility & d/s cloakroom
- Secluded and mature garden
- Driveway for several cars
- Catchment of several fantastic schools

The Personal Agent are proud to present this attractive five bedroom detached family home offering flexible accommodation and stylish living having been cleverly extended in recent years by our client. The property is within close proximity of Epsom town centre and provides around 2300 sq ft of total accommodation which is finished to a high, exacting standard throughout.

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

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

As you enter the front door you are met by a spacious welcoming entrance hall with stylish tiled flooring which



instantly sets the tone of things to come.

Beyond is the stunning kitchen/dining/family area which is an absolute triumph and caters for day to day family life in every way you could wish for. There is a rather beautiful fitted kitchen with all the integrated appliances you would expect from modern living, defined dining and sitting areas, alongside the bi-fold doors and expansive glass roof lantern that floods the room with natural light.

There is also a separate bay fronted 24 ft reception room that has a wooden herringbone flooring, feature fireplace and two vertical radiators. From a practical sense a utility room and downstairs cloakroom complete the ground floor.

Every bedroom in this home is a true double with ample storage throughout. On the first floor are three bedrooms with the 15ft x 14ft principal being bay fronted with ensuite bathroom and the remaining two serviced by a family bathroom. On the second floor there are two 16ft bedrooms with one ensuite shower room.

Further noteworthy points to mention include mature and secluded garden laid mostly to lawn and large frontage with driveway for several cars.

Barons Hurst 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 but also only one mile from the open spaces of the Epsom Downs and Derby racecourse, it provides that 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.

Tenure - Freehold
Council tax band - G

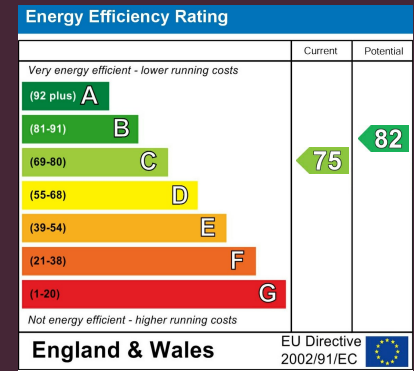
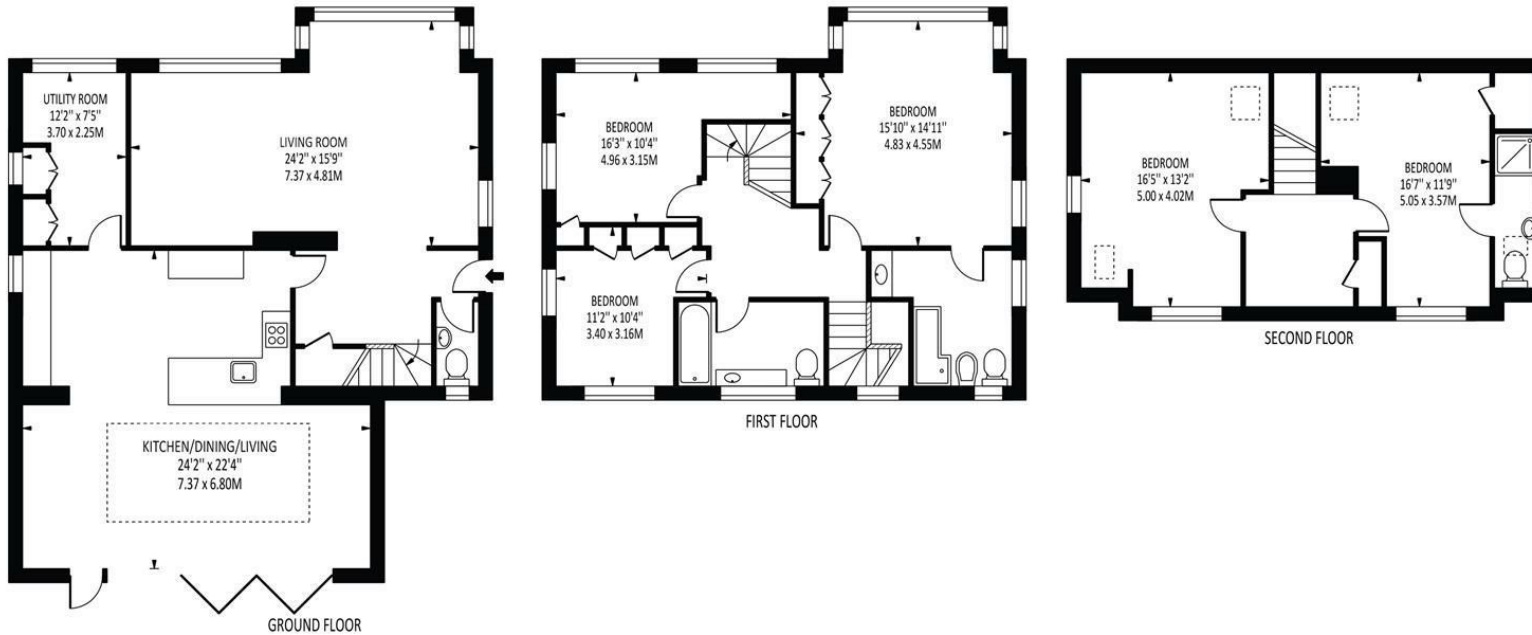




The **PERSONAL** Agent



Barons Hurst
Total Area: 2301 SQ FT • 213.77 SQ M



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.

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 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.



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.

