



Woodcote Hurst, Epsom

The **PERSONAL** Agent

# Guide Price £1,075,000

## Freehold

- Private Woodcote Estate location
- Bold corner plot of 0.19 of an acre
- 80ft x 52ft secluded rear garden
- Further secluded side & front gardens
- Four bedrooms & two bathrooms
- Generous kitchen/dining room
- 28ft x 15ft triple aspect reception room
- Two driveways & gated double garage
- Huge scope to extend STPP
- Offered with no ongoing chain

The Personal Agent are pleased to present this attractive detached family home that enjoys a fantastic position on this sought after and private estate.

Much loved by the previous owner who enjoyed over 30 years of family life here, the property is now offered with no ongoing chain and benefits from a bold corner plot which delivers seclusion alongside the opportunity to significantly extend, which is a rarity in this location.

The generous plot measures 0.19 of an acre in total and sits at arguably one of the most desirable positions within the much requested private Woodcote Estate and is also within close proximity of the Royal Automobile Club golf course, and acres of open woodland.

The 80ft x 52ft rear garden is a real feature and wraps around the property enjoying a terrific amount of privacy, with the added benefit of being one of only a handful of houses on the estate to have rear vehicular access that provides a detached



double garage and gated driveway from Cedar Hill and from a practical viewpoint there is also a private frontage with the main driveway for day to day ease too.

The welcoming entrance hall sets the tone and creates an ultimate first impression with original parquet wood flooring and access to a spacious triple aspect living/family room which measures 28ft x 15ft and is a great area for entertaining as well as linking to a secluded courtyard side garden.

There is a very nicely proportioned kitchen with granite worktops that links to a sizable dining room with double doors to the main garden, a utility room and a downstairs shower room that complete the ground floor.

The first floor doesn't disappoint either, with the principal bedroom enjoying arguably the best views to the rear, three further bedrooms and a bathroom suite. There is a large loft space with scope to convert into accommodation as well as significant options to extend to the side and rear too, subject to planning permissions.

Woodcote Hurst is one of the most sought after and rarely available roads within this private and desirable estate and properties with a plot like this that provides so much opportunity to extend, are extremely rare.

When you also take into consideration the incredible position and the fact that it is within walking distance of Epsom town centre and the RAC Country Club, it makes this stunning home exceedingly difficult to better. The area abounds with plenty of Greenbelt countryside. Rosebery Park, Epsom Common and Ashted Park are all just a short distance away.

The open spaces of Epsom Downs, the home of the Derby, are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits and fitness clubs nearby.

Tenure - Freehold  
Council tax band - G



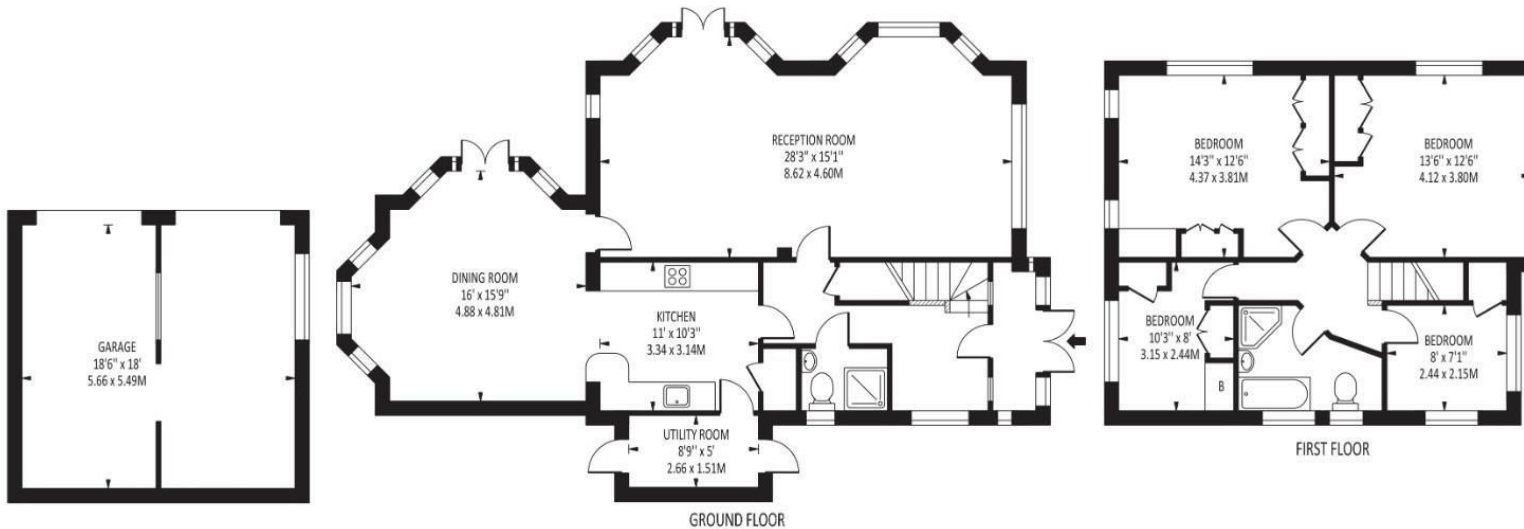


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## Woodcote Hurst

Total Area: 1943 SQ FT • 180.52 SQ M  
(Including Garage)  
Garage Area : 334 SQ FT • 31.07 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.

| 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.

