



Chantry Hurst, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- No ongoing chain
- Private Woodcote Estate
- Attractive detached house
- Four nicely proportioned bedrooms
- Two reception rooms & sun room
- Driveway & garage
- Beautiful South/Easterly aspect garden
- Walk to High Street & Station
- Great school catchment area
- Huge scope to extend STPP

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

Offered with no ongoing chain and much loved by the previous owners who enjoyed over 40 years of ownership and family life here, the property benefits from a private and secluded rear garden.

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

The welcoming entrance hall sets the tone and creates an ultimate first impression with access to a spacious double aspect living room leading to the conservatory and a generous dining room, also double aspect.



There is a nicely proportioned kitchen, utility cupboard, downstairs cloakroom and a beautifully positioned garden terrace 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 principal bedroom enjoying arguably the best views to the rear.

There are three further bedrooms and a bathroom suite, whilst from the fourth bedroom there is a cupboard which would be the perfect space to create access to a large loft with scope to convert and extend into more accommodation as well as options to extend to the side and rear too, all subject to planning permissions.

Chantry Hurst is one of the most sought after and rarely available roads within this private and desirable

estate and properties of this quality and aesthetic 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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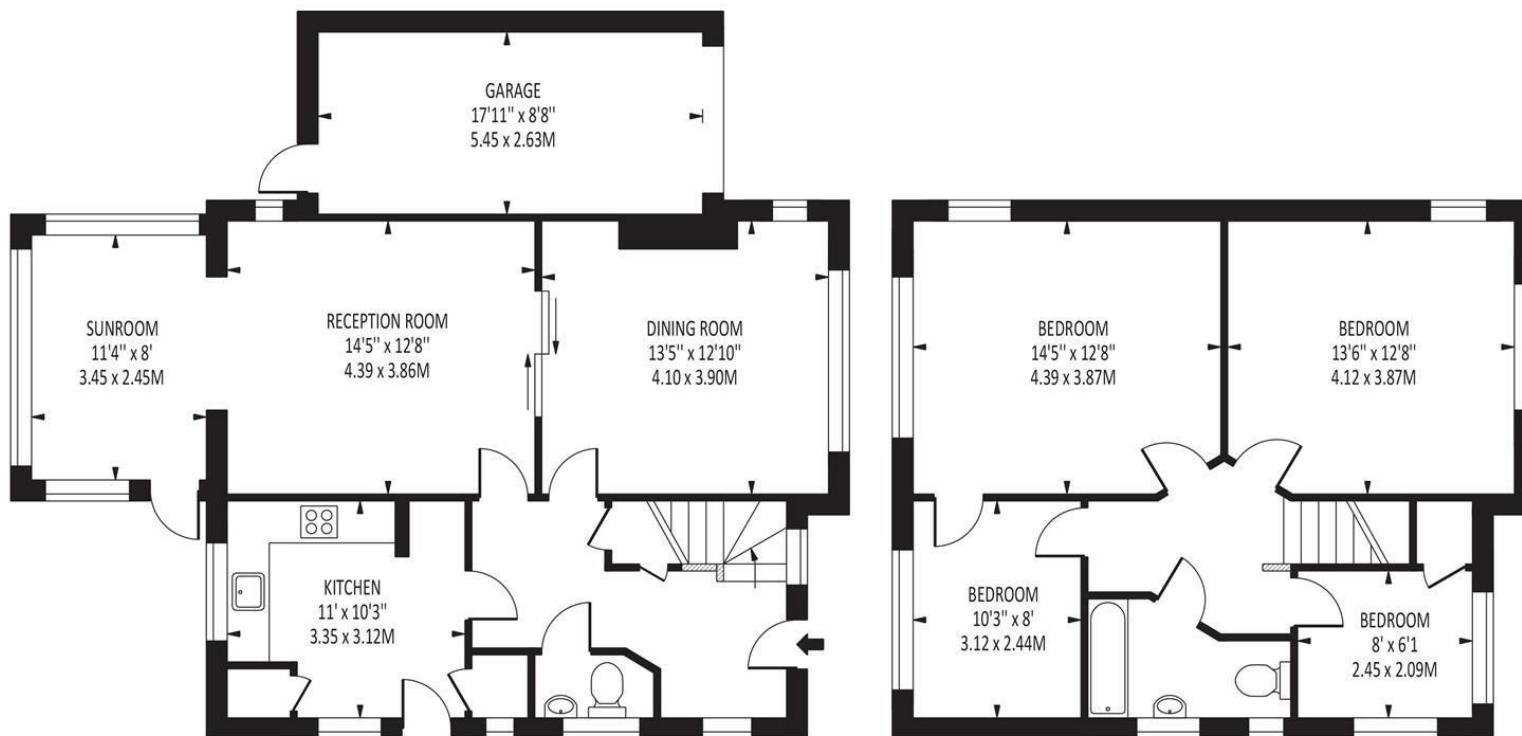


Chantry Hurst

Total Area: 1538 SQ FT • 142.93 SQ M

(Including Garage)

Garage Area : 154 SQ FT • 14.33 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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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Registered in England No. 4398817.



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