



Hambleton Hill, Epsom

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Private Woodcote Estate
- Attractive detached house
- 0.20 of an acre plot
- Westerly facing 108ft x 52ft garden
- Four generous bedrooms
- Two sizeable reception rooms
- Kitchen/breakfast room
- Driveway & garage
- Further garage with access to rear
- 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.

Much loved by the existing owners who have enjoyed over 27 years of ownership and family life here, the property benefits from simply stunning views with an elevated outlook to the rear.

The generous plot measures 0.20 of an acre in total and 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 Westerly facing garden is a real feature and measures 108ft x 52ft and enjoys a terrific amount of privacy, with the added benefit of being one of the only houses to have

rear vehicular access that provides a secondary garage and driveway from Hambledon Vale. From a practical viewpoint there is also a private frontage with a smart block paved driveway and attached oversized garage.

The welcoming entrance hall sets the tone and creates an ultimate first impression with access to a spacious double aspect living room and a generous dining room. There is a nicely proportioned kitchen/breakfast room, 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, 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 side and rear too, subject to planning permissions.

Hambledon Hill 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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	68
(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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