



Chantry Hurst, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Private Woodcote Estate
- Detached refurbished home
- Four well proportioned bedrooms
- Two reception rooms
- Recently landscaped rear garden
- Parking for multiple cars
- 18 ft garage
- Huge scope to extend STPP
- Walk to High Street & Station
- Great school catchment area

Tucked away within the highly sought after private Woodcote Estate, this beautifully refurbished detached home offers an exceptional setting for modern family life, combining stylish interiors with the practicality and space needed for everyday living.

The property immediately stands out on arrival, with its attractive façade and driveway providing off street parking for three cars. Inside, the accommodation has been thoughtfully designed to create a welcoming and contemporary environment, with each space offering its own sense of purpose.

At the front of the house, the impressive lounge provides a stylish place to relax and unwind, centred around a striking landscape feature fireplace and media wall. To the rear, the formal dining room creates the perfect setting for entertaining, with French doors opening directly onto the private rear garden, making it easy to move between indoor and outdoor living during the warmer months.

The ground floor is completed by a well appointed kitchen, offering ample storage and a range of integrated appliances, while a convenient downstairs cloakroom adds further practicality to this beautifully presented family home.

Upstairs, the sense of space and comfort continues, with four well proportioned bedrooms providing plenty of flexibility for modern family life. Whether used as peaceful bedrooms, welcoming guest accommodation or a dedicated home office, each room offers the versatility to adapt as your needs change. The beautifully finished family bathroom adds a further touch of quality and luxury.



Outside, the recently landscaped westerly facing garden provides a fantastic extension of the living space. Generous in size yet designed with ease of maintenance in mind, it offers the perfect backdrop for family life, from children playing and summer barbecues with friends to relaxing in the afternoon sunshine. The garage provides valuable additional space and flexibility, whether used for storage, hobbies or potentially adapted for future use.

For those looking to add further value or tailor the property to their individual requirements, there is also plenty of scope to extend to the side and rear, subject to the necessary planning consents.

Combining stylish presentation with genuine practicality, this is a home designed to make everyday life easier and more enjoyable. With versatile accommodation, a sociable layout and a wonderful private garden, it offers the perfect environment in which to relax, entertain and enjoy everything modern family living has to offer.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

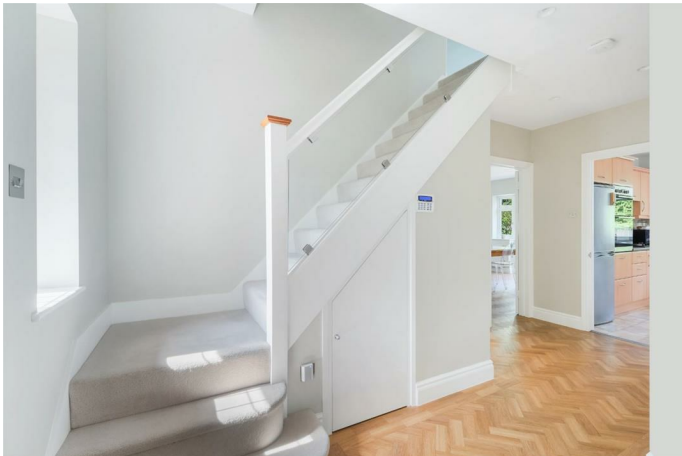
For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St

Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council tax band- G



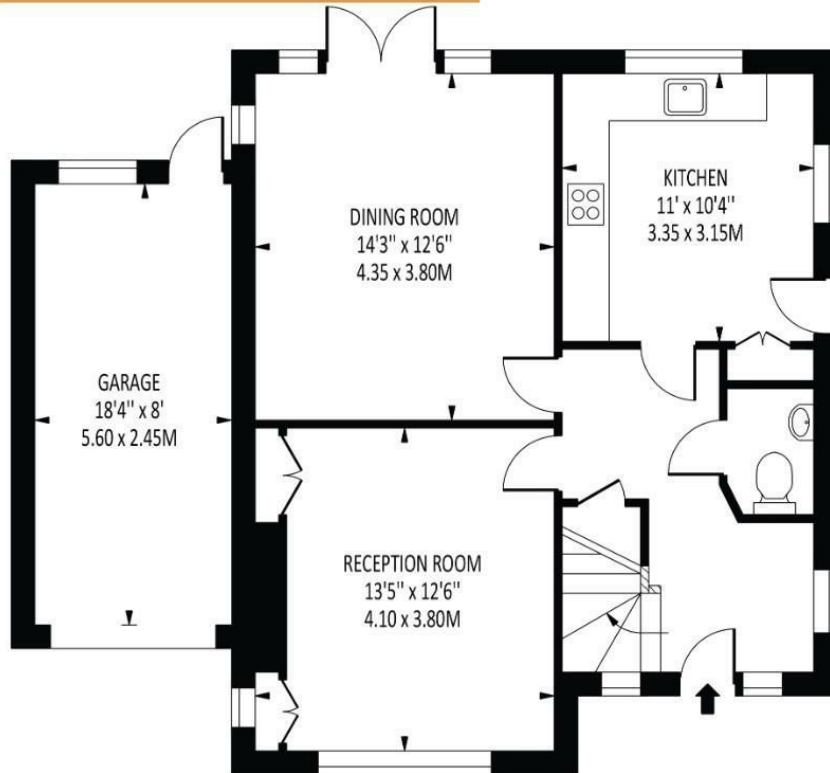


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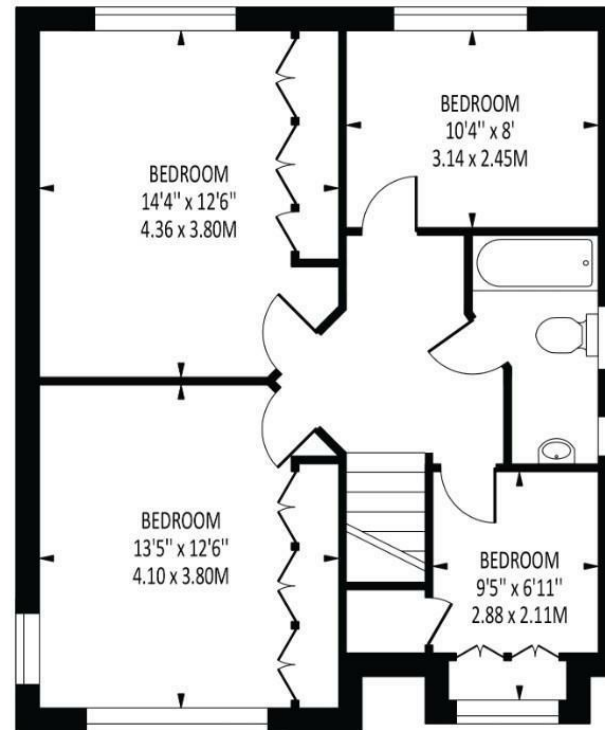


Chantry Hurst

Total Area: 1421 SQ FT • 131.97 SQ M
(Including Garage)
Garage Area : 148 SQ FT • 13.72 SQ M



GROUND FLOOR



FIRST FLOOR

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		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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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