



Isabella Cottages, Lewins Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £400,000 Freehold

- Grade 2 listed character cottage
- No ongoing chain
- Stunning Location within conservation area
- Large front garden & rear courtyard
- Impressive living/dining room
- Two generous double bedrooms
- Upstairs bathroom
- Detached summer house/workshop
- Defined parking space for up to 2 cars
- Easy access to Station & surrounding woodland

The Personal Agent are delighted to present to the market this beautiful Grade II listed weather boarded cottage. Steeped in history and dating from the 1850's the property is set in a wonderful position within the Stamford Green Conservation Area on Epsom Common.

Enjoying a semi rural feel the property is just a 10-15 minute walk from Epsom's bustling High Street and mainline rail links. There are two renowned pubs in the vicinity of Stamford Green which are extremely popular with local residents and visitors alike.

Set well back from the road and featuring a detached summer house/workshop and a 65 ft front garden with defined parking this beautiful cottage is full of character and has been a much loved home for the current owners.



Description: The Personal Agent are delighted to offer to the market this attractive character home which is perfect as a first or second time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. The property is also located firmly within the catchment for Stamford Green Primary School and excellent local secondary schools too.

The accommodation comprises an impressive living/dining room, fitted kitchen with door to the extremely secluded rear courtyard, two double bedrooms and an upstairs bathroom which is both rare on this type of home and practical. There are pretty gardens to the front and a courtyard to the rear, both of which enjoy a good degree of privacy.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous

bridle paths through the surrounding woodland and two public houses. Convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just 12 minutes walk away.

The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town and station with comprehensive services into London Bridge, Waterloo and Victoria.

Tenure - Freehold  
Council tax band - C









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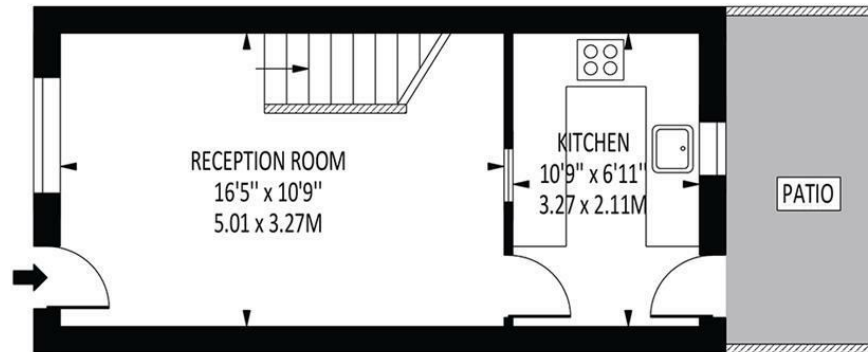
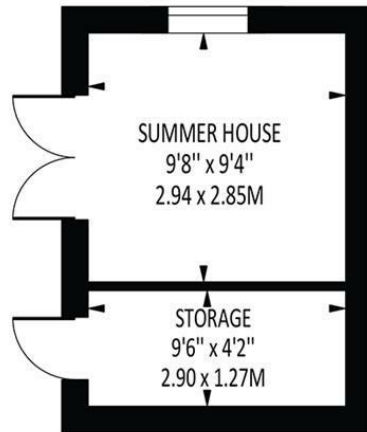
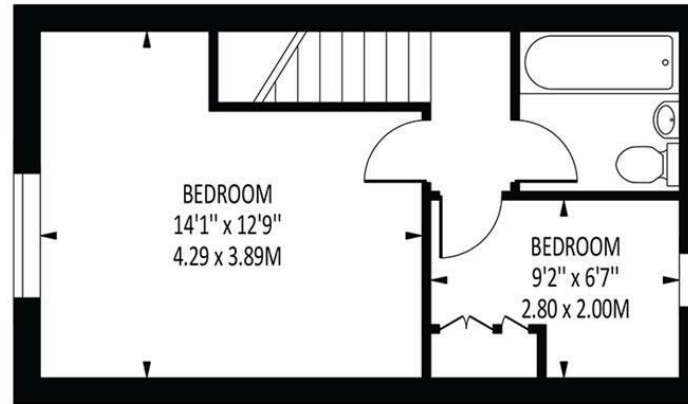
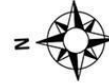
## Isabella Cottages

Total Area: 688 SQ FT • 63.90 SQ M

(Including Summer House & Storage)

Summer House Area : 90 SQ FT • 8.38 SQ M

Storage Area : 40 SQ FT • 3.73 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		
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.



