



MICHAEL EVERETT & Co

... A Moving Experience

DENESWOOD

Wilmerhatch Lane, Epsom, Surrey KT18 7EQ

A stunning 1930's Tudor style property in a highly sought after location

Accommodation and amenities

Reception Hall • Sitting Room • Dining Room • Family Room/Bedroom 5 • Garden Room • Kitchen/Diner • Utility Room • Cloakroom • Master Bedroom with Adjacent Bathroom • 3 Further Bedrooms • 2 Further Bathrooms • Garage • Well Established Rear Garden • Feature Pond • Off Street Parking •

Deneswood

The property is situated in one of Epsom's most sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





A stunning 1930's Tudor style detached character property in this sought after location, within a walk of Epsom Town Centre and Station. The property offers versatile accommodation with four/five double bedrooms, three bathrooms, three/four spacious reception rooms ideal for entertaining, large kitchen/diner is at the heart of the house and flows through to a sun filled garden room. The property sits centrally on a bold, well screened plot and is presented to the market in excellent condition throughout including Farrow and Ball paints and wallpaper and a wealth of character features. The spacious rooms and period windows provide great views of the garden.

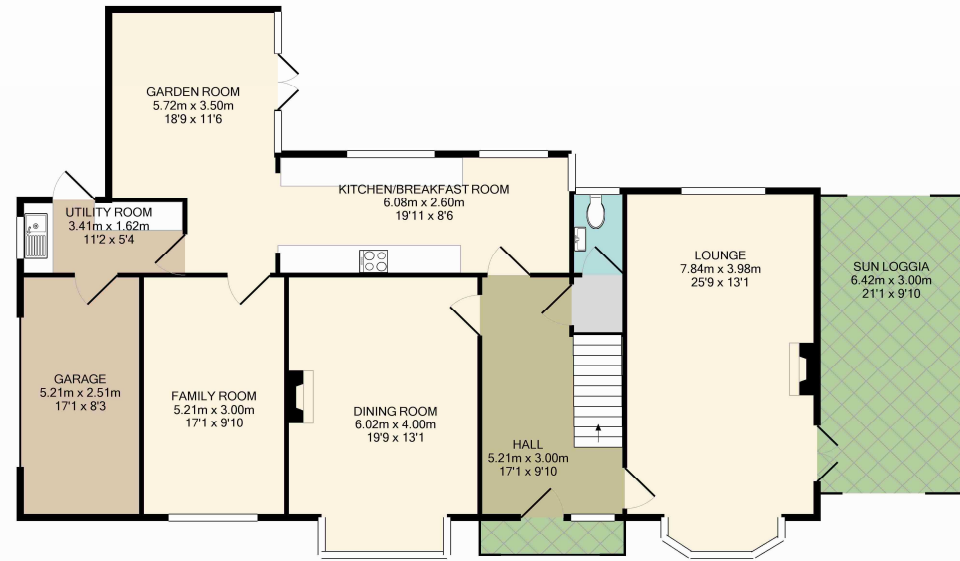
Private driveway leads to the property. Polished Oak Front Door. Welcoming Hallway: polished Oak flooring. Cloakroom: wall mounted wash hand basin with tiled splashback, low level w.c., polished wood flooring. Sitting Room: triple aspect, polished Oak block flooring, feature stone fireplace with hearth and mantel, gas pebble effect fire, double leaded light doors. Dining Room: polished Oak block flooring, beamed ceiling, feature Claygate fireplace with polished quarry tiled mantel. Bright Kitchen/Diner: at the heart of the house, comprehensive range of eye level units with cupboards and drawers below, four ring electric hob with concealed extractor above and adjacent double oven, single stainless steel sink unit with mixer tap and drainer, Nero granite worksurfaces, ample space for breakfast table, ceramic tiled flooring, double aspect, walls part tiled, plumbing for dishwasher. Utility Room: double 'Butler' sink, range of cupboards and drawers, plumbing for washing machine, space for tumble dryer, space for large American style fridge freezer, polished woodblock surfaces, personal door to side and rear garden. Recently added Garden Room: high ceilings, double doors on to patio and rear garden.

Family Room: coved cornice to ceiling, ceiling downlighters. Garage: automatic up and over door, power and light.

Staircase with Oak panelling leads to First Floor Landing. Door to Balcony with wrought iron railing. Master Bedroom: polished wood flooring, built-in cupboard with cupboard above, feature brick fireplace with overmantel and hearth, coved cornice to ceiling. Door through to En-Suite Shower Room: large double shower, wash hand basin set in vanity unit, low level w.c., ladder back heated towel rail, ceramic tiled floor, walls fully tiled, ceiling downlighters. Bedroom Two: stone fireplace with gas coal effect fire, double aspect, coved cornice to ceiling, polished wood flooring, window overlooking balcony. Adjacent Bathroom: large hexagonal bath, shower attachment mixer tap, wash hand basin, low level w.c., double cupboard, ceiling downlighters, ceramic tiled floor, walls part/fully tiled. Bedroom Three: coved cornice to ceiling, Victorian styled wrought iron fireplace. Bedroom Four: coved cornice to ceiling. Good sized Family Shower Room: large walk through shower, fully tiled, 'His' and 'Hers' wash hand basin set in marble, low level w.c., polished ceramic tiled floor, ceiling downlighters.

Outside, garden with York stone terrace, pathway, garden pond, dwarf retaining walls with flowering borders. Front lawn with further terrace, central pathway to front door, high Laurel hedging. South facing Sun Loggia. The garden is a particular feature of the property having been well maintained and well stocked. Further patio area with polished tiled flooring, having a sunny southerly aspect. Off street parking for several vehicles. EPC=E

Asking Price £1,350,000 Freehold



Ground Floor
Approx. Floor
Area 137.8 Sq.M.
(1483 Sq.Ft.)



1st Floor
Approx. Floor
Area 96.0 Sq.M.
(1034 Sq.Ft.)

Total Approx. Floor Area 233.9 Sq.M. (2517 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	49

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	43

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

