



Chantry Hurst, Epsom

The **PERSONAL** Agent

Guide Price £975,000

Freehold

- Private Woodcote Estate
- Attractive detached house
- Four generous bedrooms
- Three sizeable reception rooms
- Kitchen/breakfast room
- Driveway & garage
- Huge scope to extend STPP
- Walk to High Street & Station
- Great school catchment area
- Vendor potentially suited



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 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/breakfast room, utility space, downstairs shower room 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 access to a large loft room / bedroom with scope to convert and extend further 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







Chantry Hurst, Epsom
 Total Area: 199.8 m² ... 2151 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan. Unauthorised reproduction prohibited. © All Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC
	61	73

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
 01373 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.



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.

