



Hambleton Vale, Epsom

The **PERSONAL** Agent

Guide Price £1,075,000

Freehold

- Heart of the private Woodcote Estate
- Vendor suited / end of chain
- Cleverly extended detached family home
- Four genuine double bedrooms
- Two generous reception rooms
- Kitchen/dining room
- Downstairs cloakroom
- Modern shower room & family bathroom
- Westerly facing 66ft x 41ft rear garden
- Driveway, parking and integrated garage



Set within the heart of the prestigious and highly desirable Woodcote Estate, and occupying a fantastic position within the road fronting onto a wooded copse, this attractive detached home is such a special example that we believe it warrants a closer inspection to fully appreciate it.

The property has been sympathetically updated and extended by the current owners but still provides plenty of opportunity for the new owners to put their own stamp on it, with the potential to extend further to the rear if required (subject to the usual planning consents).

From the moment that you step through the original Oak front door the great feel is immediately apparent. There is lots of character and charm, a real feeling of seclusion and the tasteful decor bring everything together to create an ultimate first impression.

The welcoming entrance hall has a wonderful feel to it with accommodation that flows perfectly and makes the most of the natural light. The property benefits from two spacious reception rooms, a quality extended kitchen/dining room with doors to the garden, downstairs cloakroom, four well proportioned double bedrooms, a smart shower room and a separate family bathroom too.

The outside of the property doesn't disappoint either with a generous driveway with parking for three cars, a 18ft integral garage which is great for storage but could also be converted into living space and a Westerly facing rear garden that provides a secluded and private sanctuary and measures 66ft x 41 ft.

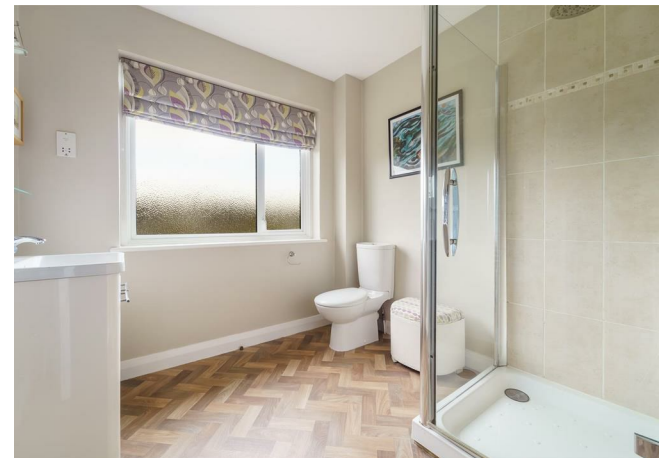
Further noteworthy points to mention include a large patio terrace with electric awning which creates a fantastic al-fresco dining and entertaining space, ample built-in storage throughout the home including wardrobes in three of the

bedrooms and a large, usable loft space.

Hambledon Vale is one of the most rarely available roads within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities but also only one mile from the open spaces of the Epsom Downs and Derby racecourse, it provides that perfect balance between town and country living. The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

The property also benefits from our vendor being suited to a new home, which will facilitate a swifter mover. This is a truly rare opportunity to secure a generously proportioned home that enjoys arguably one of the the best positions on the estate and a private West facing garden.

Tenure - Freehold
Council tax band - F



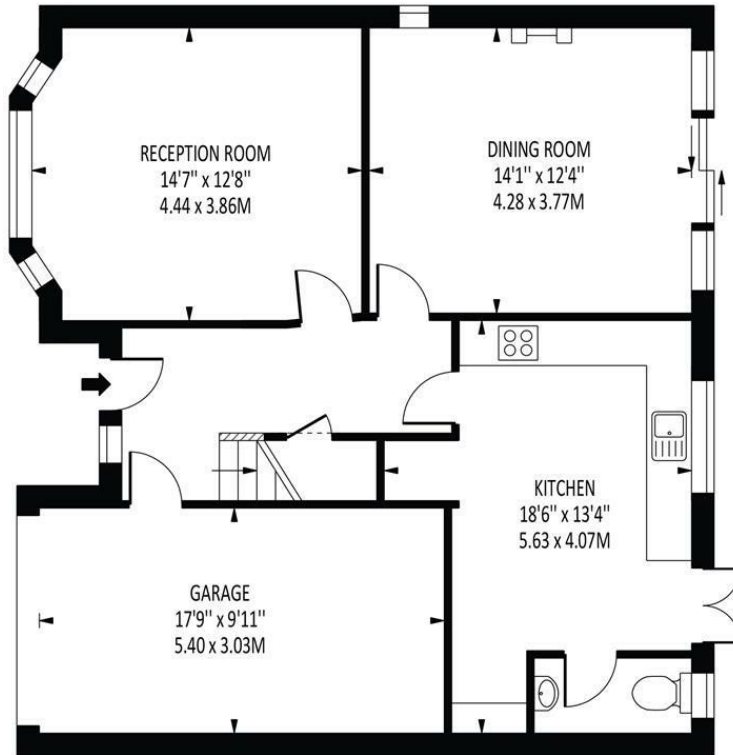


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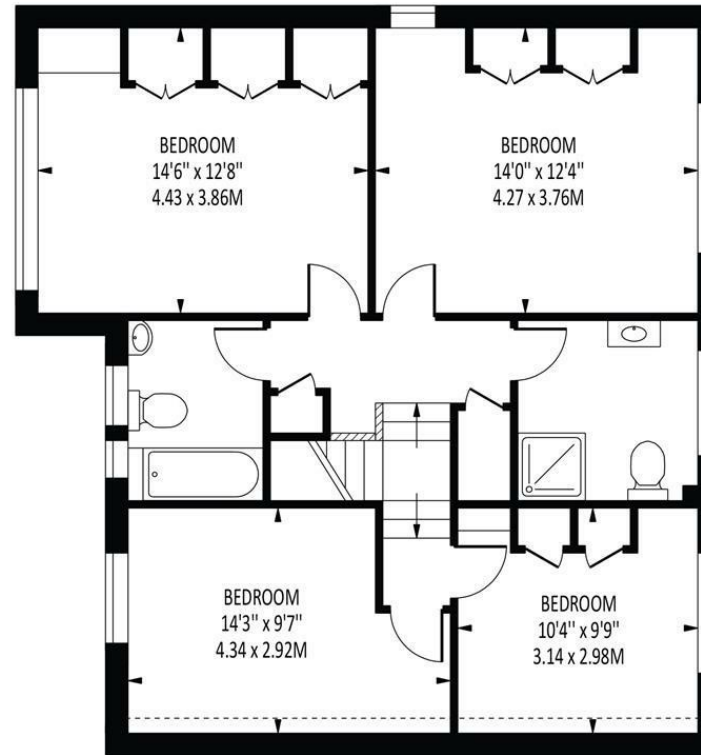


Hambleton Vale

Total Area: 1667 SQ FT • 154.86 SQ M
(Including Garage)
Garage Area : 176 SQ FT • 16.36 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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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