



Dorking Road, Epsom

The **PERSONAL** Agent



# Guide Price £800,000

## Freehold

- Offered with no ongoing chain
- Detached character family home
- 2387 Sq Ft of total accommodation
- Four double bedrooms & two bathrooms
- 30ft double aspect reception room
- Kitchen/dining room & conservatory
- Downstairs W.C & integral double garage
- Beautifully secluded Southerly garden
- Detached outbuilding with annexe potential
- Close to outstanding schools, station & town



Providing 2387 Sq. Ft of total space, The Personal Agent are proud to present The Coach House, on Dorking Road.

The home has been noted as a property of local historic interest and its clear to see why, there are some beautiful original features that highlight the wealth of character and charm within the original part of the house that was constructed circa 1700.

Now being offered to the market with no ongoing chain, this fine home is steeped in history and is located on the highly desirable South side of Epsom, meaning it is close to all amenities as well as the excellent local Primary and Secondary Schools.

Properties of this age and character, that also happen to not be listed, are a true rarity and because of this it will allow the next owners to easily place their own stamp on it, subject to the usual consents.

It's easy to see why the previous owners were so happy here for the last 40 years and given that this is an extremely rare opportunity, early viewing is strongly advised to avoid disappointment by vendors' sole agent.

The ground floor accommodation benefits from well proportioned rooms and comprises a large entrance porch, a stunning 30ft double aspect main reception room that links by French doors to a conservatory/garden room, kitchen/dining room, integral double garage and a downstairs cloakroom.

The impressive space continues on the first floor with a principal bedroom that enjoys a spacious ensuite shower room as well as its pleasant outlook to the rear, three further generous double bedrooms with ample storage and the main family bathroom.

Outside is where this home gets even more intriguing, with a detached brick built outbuilding that measures almost 400 Sq.

Ft and provides a huge amount of flexibility. It has its own pedestrian access which is separate to the garden and provides scope to be converted into all manner of uses, including an annexe.

The Southerly facing rear garden is also a delight and enjoys great privacy as well as being a complete sun-trap. The integral double garage is great for secure parking and storage but could also be converted into further accommodation if required.

Immediate inspection is required to fully appreciate this once in a generation opportunity to own this truly rare property and plot that not only enjoys a most practical location, but also allows the new owner to customise and update to their own specific tastes.

Sole agent. Call to book your place on our launch day.

Tenure - Freehold  
Council tax band -









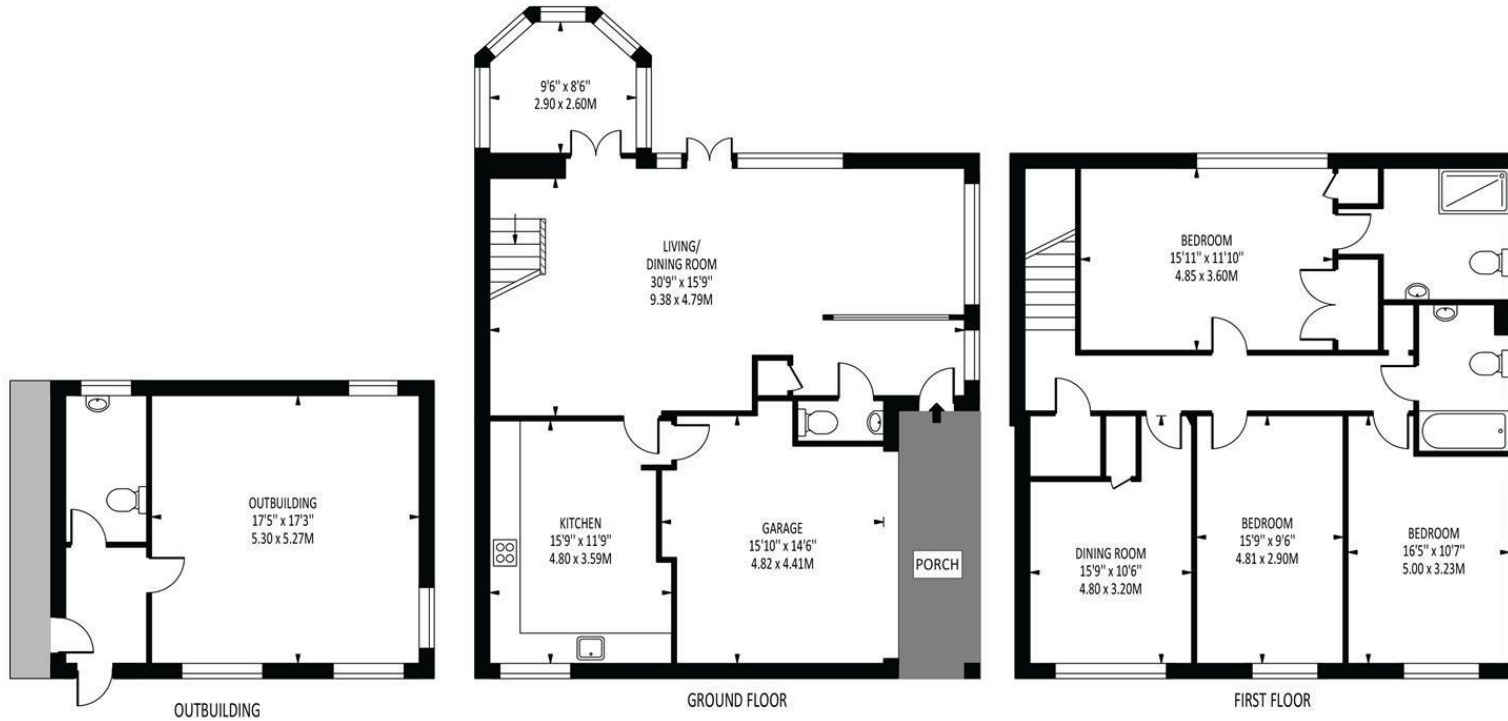




**Dorking Road**

Total Area: 2387 SQ. FT • 221.80 SQ M  
 (Including Garage & Outbuilding)  
 Garage Area : 213 SQ FT • 19.76 SQ M  
 Outbuilding Area : 399 SQ FT • 37.10 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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