



Hambleton Hill, Epsom

The **PERSONAL** Agent

Guide Price £1,075,000

Freehold

- Heart of the private Woodcote Estate
- Rarely available road
- Cleverly extended detached family home
- Four spacious bedrooms
- Two generous reception rooms
- Modern kitchen/breakfast room
- Downstairs shower room
- Modern family bathroom
- Easterly facing 59ft x 41ft rear garden
- Driveway, parking and 19ft garage



Set within the heart of the prestigious and highly desirable Woodcote Estate, and occupying a fantastic elevated position within this rarely available road, 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 who purchased the property in 2007, 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 and side 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 whilst the stylish and tasteful decor bring everything together to create an ultimate first impression.

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

The outside of the property doesn't disappoint either with a hugely generous driveway with parking for up to seven cars, a 19ft attached garage which is great for storage but could also be converted into living space and a Easterly facing rear garden that provides a secluded and private sanctuary and measures 59ft x 41ft.

Further noteworthy points to mention include a large patio terrace which links to the kitchen and lounge and 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.

Hambleton Hill 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 potentially being suited, which could potentially facilitate a swifter mover. This is a truly rare opportunity to secure a generously proportioned home that enjoys arguably one of the best positions on the estate and a large frontage and secluded garden.

Tenure - Freehold
Council tax band - F

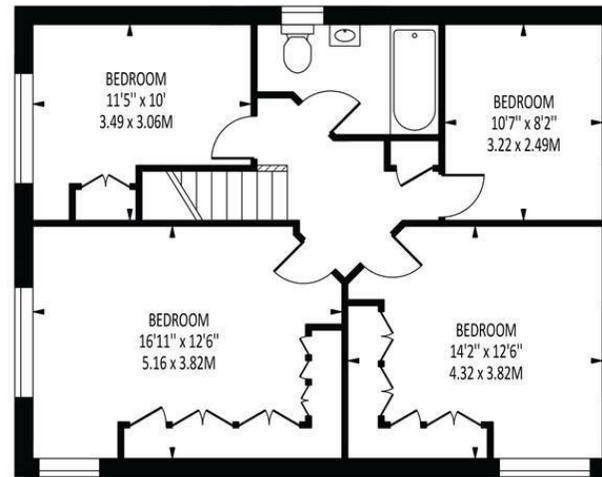
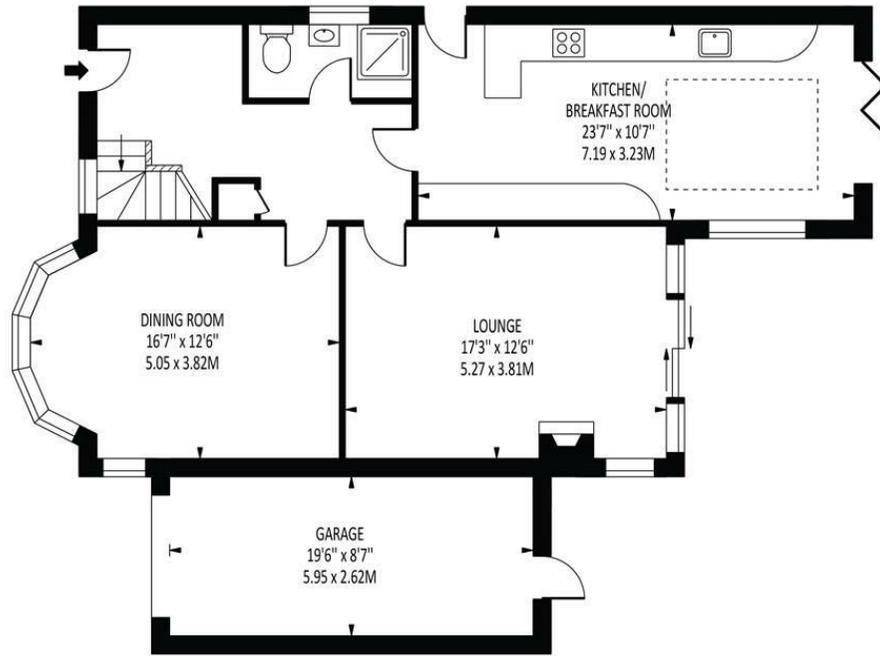




Hambleton Hill



Total Area: 1739 SQ FT • 161.56 SQ M
(Including Garage)
Garage Area : 168 SQ FT • 15.59 SQ M



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	

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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