



Woodcote Park Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £1,175,000 Freehold

- Attractive detached family home
- Providing over 2640 Sq. Ft of total space
- High ceilings & large sash windows
- Close to the RAC Woodcote Park
- Five bedrooms & two bathrooms
- Two large reception rooms
- Kitchen/breakfast room
- Utility room & downstairs cloakroom
- 28ft x 24ft loft area with huge potential
- 89ft x 46ft secluded rear garden

The Personal Agent are proud to present this Edwardian detached family home that is set within a highly requested premier road and offers flexible accommodation that is accentuated by high ceilings and a wonderful amount of natural light throughout.

The property has such a great feel to it and enjoys an impressive amount of accommodation which totals over 2640 Sq. Ft of space, making it perfect for any growing family.

Our client has owned the property for 35 years and loved their time here, and with detached character homes set within the Woodcote area being a true rarity, we are recommending viewing to fully appreciate all this home has to offer.

Located within a very popular residential road that sits on the periphery of the much requested Woodcote Estate, the property is within close proximity of the Royal Automobile Club and golf course and acres of open woodland. The Easterly facing garden



is a real feature and measures 89ft x 46ft and enjoys a terrific amount of privacy with mature flower and shrub borders that have been beautifully maintained by the current owner.

The ground floor accommodation comprises a stunning central entrance hall which creates a wonderful first impression. There is a double aspect living/family room, a bay fronted dining room and a well proportioned kitchen/breakfast room too. The ground floor is completed by a sizable utility room and the cloakroom.

The first floor is just as impressive with four sizable double bedrooms, a study/fifth bedroom, the family bathroom and separate family shower room. The large loft space provide huge scope to easily create further accommodation as the room itself currently measures 28ft x 24ft and benefits from a recently replaced roof too.

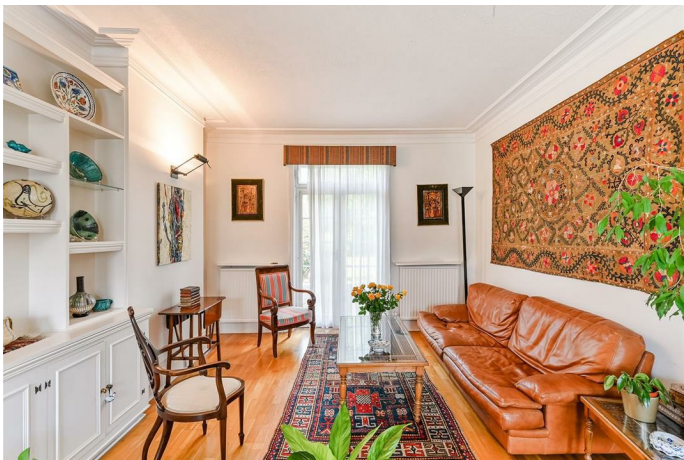
Outside to the rear and side is a patio terrace with access to a mature rear garden and a driveway with off street parking to the front and side of this home.

Woodcote Park Road is one of the most sought-after and rarely available roads within the area. It is 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 providing that perfect balance between town and country living.

Being on the doorstep of the well renowned private Royal Automobile Club and golf course, and within a short distance of woodland walks and bridle paths just serves as another big plus point to this already desirable home.

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.

Tenure - Freehold  
Council tax band - G

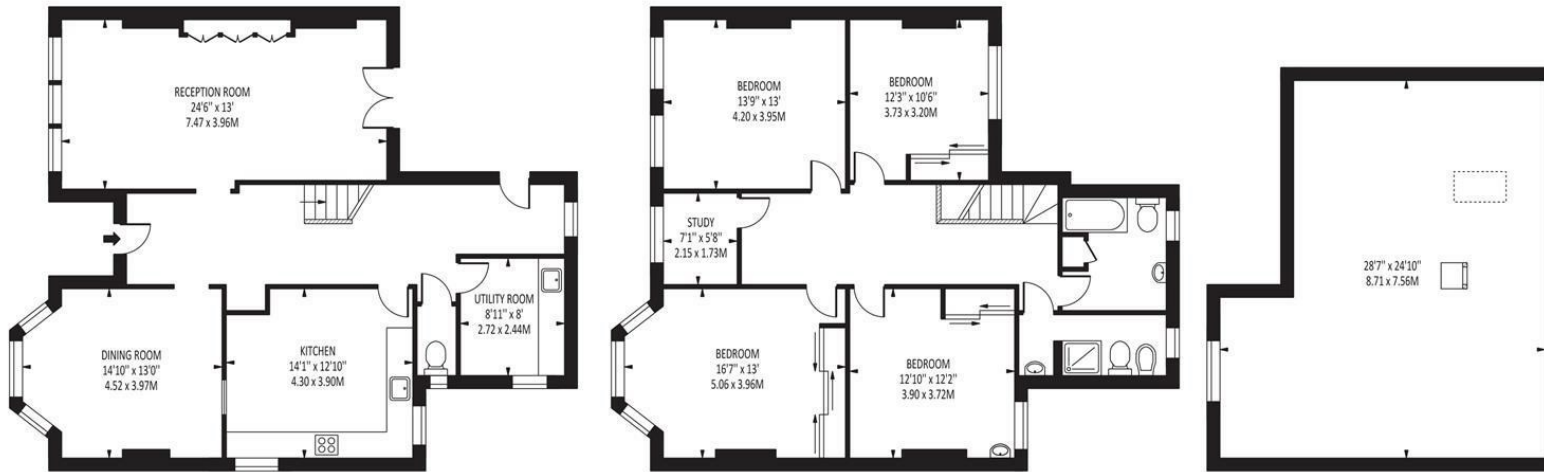




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Woodcote Park Road  
Total Area: 2652 SQ FT • 246.37 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

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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.

**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  
01737 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.



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