



Isabella Cottages, Lewins Road, Epsom

The **PERSONAL** Agent

Guide Price £425,000

Freehold

- Grade 2 listed character cottage
- No ongoing chain
- Stunning Location within conservation area
- Large front garden & rear courtyard
- Impressive living/dining room
- Two generous double bedrooms
- Upstairs bathroom
- Detached summer house/workshop
- Defined parking space for up to 2 cars
- Easy access to Station & surrounding woodland



The Personal Agent are delighted to present to the market this beautiful Grade 2 listed weather boarded cottage. Steeped in history and dating from the 1850's the property is set in a wonderful position within the Stamford Green Conservation Area on Epsom Common.

Enjoying a semi rural feel the property is just a 10-15 minute walk from Epsom's bustling High Street and mainline rail links. There are two renowned pubs in the vicinity of Stamford Green which are extremely popular with local residents and visitors alike.

Set well back from the road and featuring a detached summer house/workshop and a 65 ft front garden with defined parking this beautiful cottage is full of character and has been a much loved home for the current owners.

Description: The Personal Agent are delighted to offer to the market this attractive character home which is perfect as a first or second time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. The property is also located firmly within the catchment for Stamford Green Primary School and excellent local secondary schools too.

The accommodation comprises an impressive living/dining room, fitted kitchen with door to the extremely secluded rear courtyard, two double bedrooms and an upstairs bathroom which is both rare on this type of home and practical. There are pretty gardens to the front and a courtyard to the rear, both of which enjoy a good degree of privacy.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses. Convenience is never far away with Epsom town centre with its

many leisure and retail facilities and railway station just 12 minutes walk away.

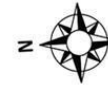
The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town and station with comprehensive services into London Bridge, Waterloo and Victoria.

Tenure - Freehold
Council tax band - C



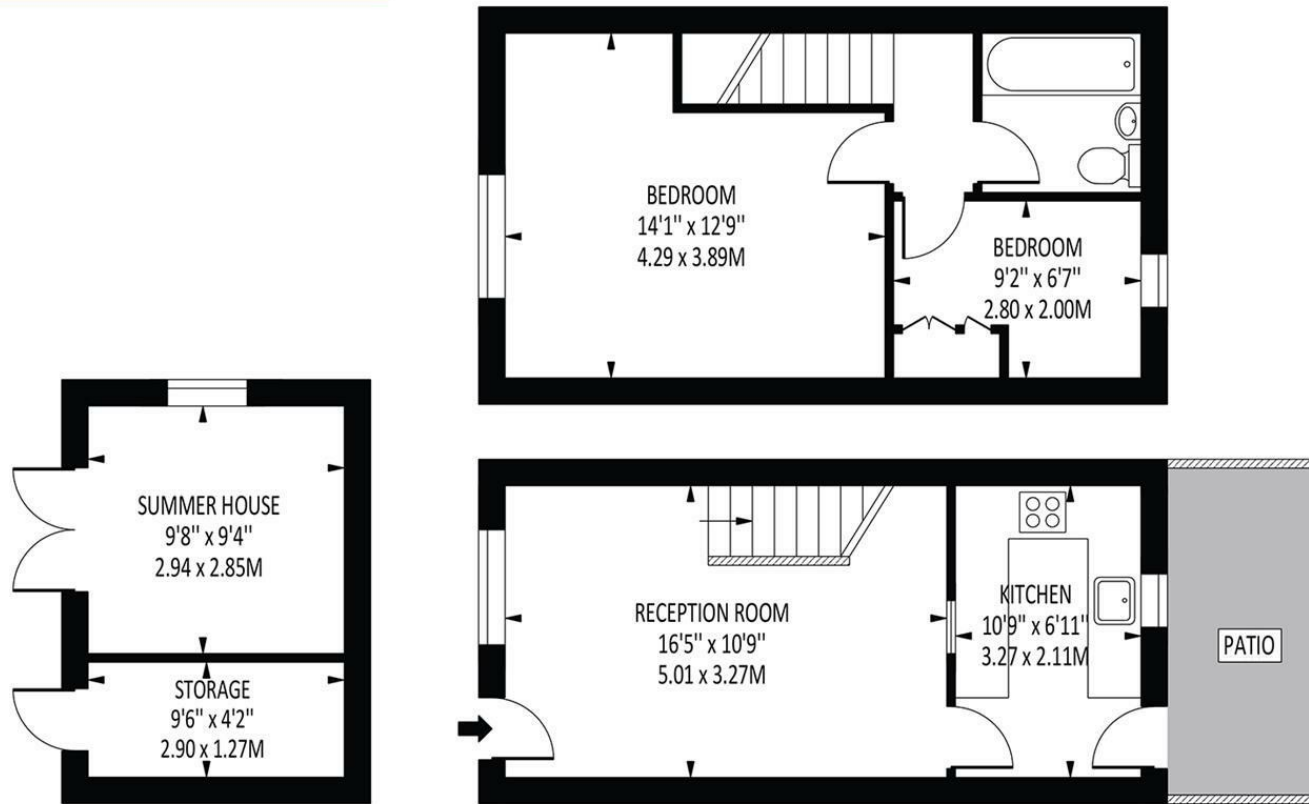


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Total Area: 688 SQ FT • 63.90 SQ M
 (Including Summer House & Storage)
 Summer House Area : 90 SQ FT • 8.38 SQ M
 Storage Area : 40 SQ FT • 3.73 SQ M



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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