



Chantry Hurst, Epsom

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Private Woodcote Estate
- Attractive detached house
- Four well proportioned bedrooms
- Two sizeable reception rooms
- Kitchen and breakfast room
- Driveway & double length garage
- Huge scope to extend
- Planning permission in place
- Walk to High Street & Station
- Vendor potentially suited



The Personal Agent are pleased to present this attractive detached family home that enjoys a fantastic position on this sought after and private estate.

The generous plot sits at arguably one of the most desirable positions within the heart of the much requested private Woodcote Estate and within close proximity of the Royal Automobile Club golf course, and acres of open woodland.

The welcoming entrance hall sets the tone and creates an ultimate first impression with access to a spacious living room leading to the generous dining room with French doors onto the garden. There is a nicely proportioned kitchen and breakfast room, utility space, downstairs shower room and a South Easterly facing garden which is the perfect space to relax and watch the abundance of wildlife in the garden.

The first floor also doesn't disappoint either, with the principal bedroom enjoying arguably the best views to the rear and a newly installed ensuite with three further bedrooms and a family shower room.

To the rear is a South Easterly facing garden with planters on either side and mostly laid to lawn. To the front is a driveway with parking for two cars and a double length garage. A further benefit is plenty of scope for extending with planning permission granted for a loft conversion and adaption of garage as well as options to extend to the rear too, subject to planning permissions.

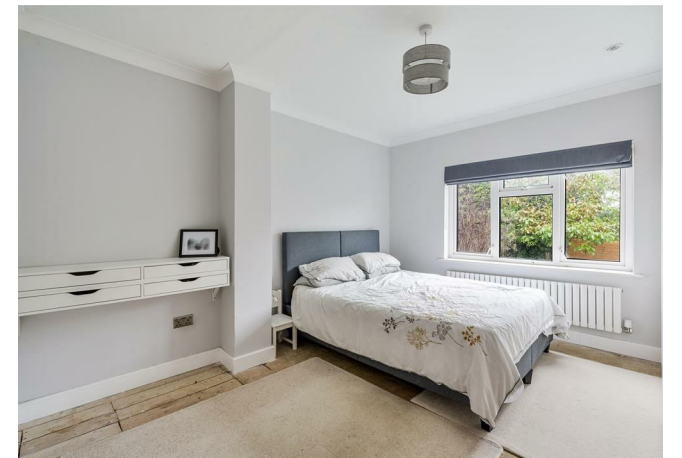
Chantry Hurst is one of the most sought after and rarely available roads within this private and desirable estate and properties of this type are extremely rare.

When you also take into consideration the incredible position

and the fact that it is within walking distance of Epsom town centre and the RAC Country Club, it makes this stunning home exceedingly difficult to better. The area abounds with plenty of Greenbelt countryside. Rosebery Park, Epsom Common and Ashted Park are all just a short distance away.

The open spaces of Epsom Downs, the home of the Derby, are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits and fitness clubs nearby.

Tenure - Freehold
Council tax band - G

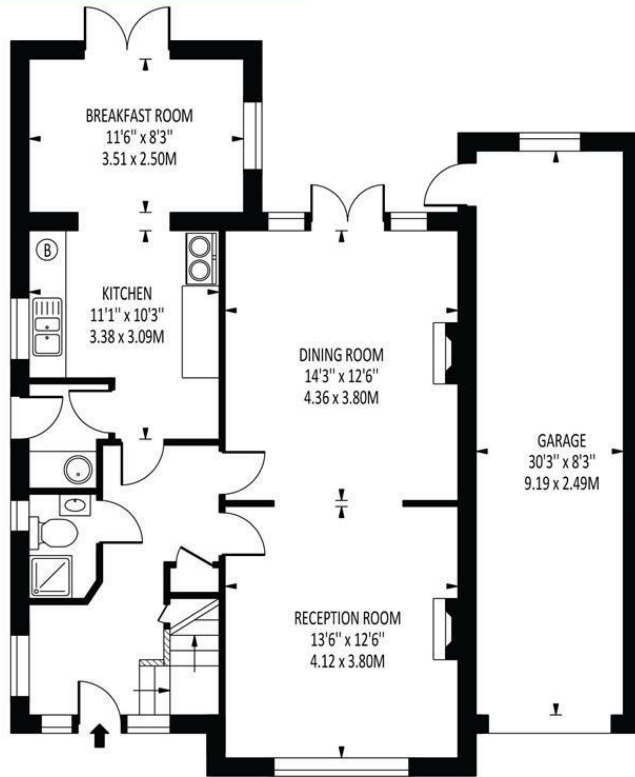




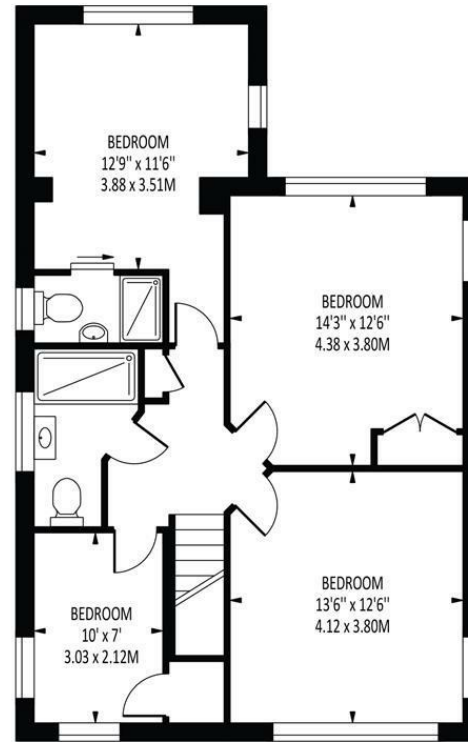
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Total Area: 1729 SQ FT • 160.63 SQ M
(Including Garage)
Garage Area : 246 SQ FT • 22.88 SQ M



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			83
(81-91) B			
(69-80) C		69	
(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	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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