



Cedar Hill, Epsom

The **PERSONAL** Agent



# Guide Price £1,250,000

## Freehold

- Private Woodcote Estate location
- Cleverly extended family home
- Modern kitchen and family area
- Double aspect lounge and dining room
- Utility room & d/s cloakroom
- Four exceptional bedrooms and further single
- One ensuite, main bathroom & separate W.C.
- Bonus 25ft x 22ft loft room
- Private & secluded rear garden
- Garage and driveway

The Personal Agent are proud to present this attractive detached family home sitting on a bold corner plot which offers flexible accommodation and stylish living having been extended and reconfigured over the years. The property is within close proximity of Epsom town centre and provides around 2562 sq ft of total accommodation which is finished to a high standard throughout.

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

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

From the beautiful and welcoming entrance hall, the wonderful feel of this property is immediate and instantly sets the tone of



things to come.

The stunning kitchen/family area is the first room you come to and it's an absolute triumph which caters for day to day family life in every way you could wish for. There is a great fitted kitchen and doors which open onto the garden alongside a skylight that bathe the room with natural light.

There is a separate reception room that has a cosy feel and is centred around a feature fireplace and a formal dining room both of which are dual aspect and have bay windows. The ground floor is completed by a large utility room and downstairs cloakroom.

On the first floor are four exceptional bedrooms, a smaller single that could be used as a cot room or office, a modern ensuite shower room, large four piece family bathroom, further separate W.C. and not forgetting that there is significant 25ft x 22ft bonus room that could be used as a play area for the kids or formalised into another large bedroom (STPP).

Outside there is secluded and private garden which has been cleverly designed to have multiple seating areas that allow you to enjoy the sun at different times of the day, off street parking for a minimum of two cars, great frontage and a small garage perfect for storage.

Cedar Hill is a sought-after and rarely available road set 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, London Bridge and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

This is a truly rare opportunity to secure a generously proportioned home that enjoys arguably one of the the best positions on the estate and a private garden.

Tenure - Freehold  
Council tax band - G









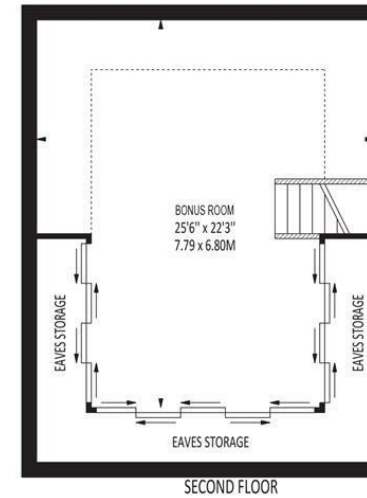
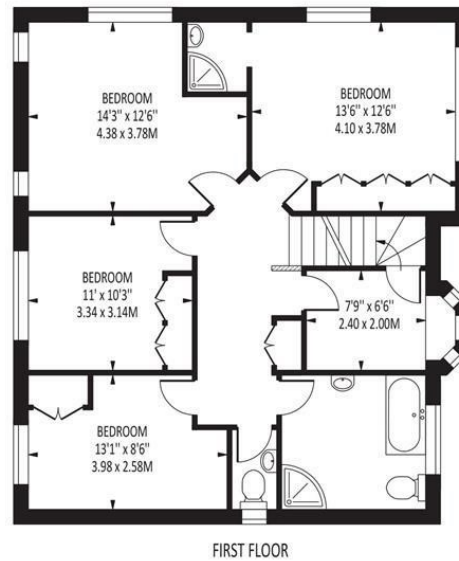
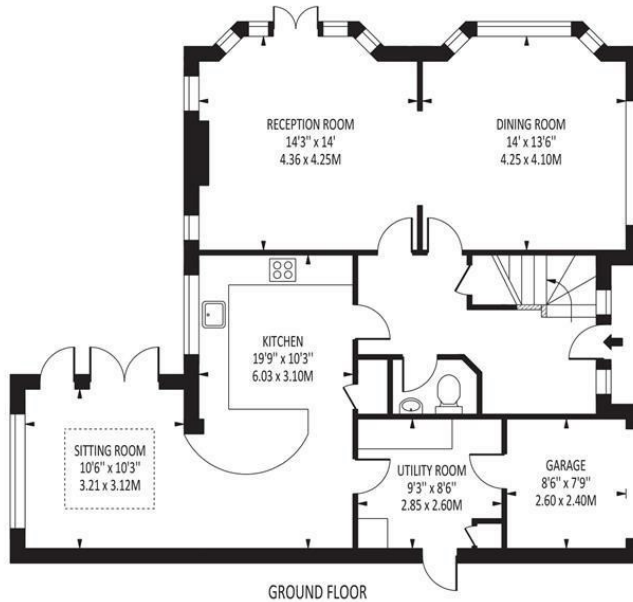


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## Cedar Hill

Total Area: 2562 SQ FT • 237.98 SQ M  
(Including Garage, Eaves Storage & Restricted Height Area)  
Garage Area: 67 SQ FT • 6.24 SQ M  
Eaves Storage & Restricted Height Area Area: 284 SQ FT • 26.43 SQ M



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) <b>A</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		
EU Directive 2002/91/EC		
England & Wales		

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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.



