



Barons Hurst, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Private Woodcote Estate location
- Five true double bedrooms
- Set over three floors
- 24ft x 22ft kitchen/diner/snug
- Separate bay fronted living room
- Utility & d/s cloakroom
- Main bathroom & two ensembles
- Secluded and mature garden
- Driveway for several cars
- Catchment of several fantastic schools

The Personal Agent are proud to present this attractive five bedroom detached family home offering flexible accommodation and stylish living having been cleverly extended in recent years by our client. The property is within close proximity of Epsom town centre and provides around 2300 sq ft of total accommodation which is finished to a high, exacting 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.

As you enter the front door you are met by a spacious welcoming entrance hall with stylish tiled flooring which



instantly sets the tone of things to come.

Beyond is the stunning kitchen/dining/family area which is an absolute triumph and caters for day to day family life in every way you could wish for. There is a rather beautiful fitted kitchen with all the integrated appliances you would expect from modern living, defined dining and sitting areas, alongside the bi-fold doors and expansive glass roof lantern that floods the room with natural light.

There is also a separate bay fronted 24 ft reception room that has a wooden herringbone flooring, feature fireplace and two vertical radiators. From a practical sense a utility room and downstairs cloakroom complete the ground floor.

Every bedroom in this home is a true double with ample storage throughout. On the first floor are three bedrooms with the 15ft x 14ft principal being bay fronted with ensuite bathroom and the remaining two serviced by a family bathroom. On the second floor there are two 16ft bedrooms with one ensuite shower room.

Further noteworthy points to mention include mature and secluded garden laid mostly to lawn and large frontage with driveway for several cars.

Barons Hurst is one of the most sought-after and 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.

Tenure - Freehold
Council tax band - G

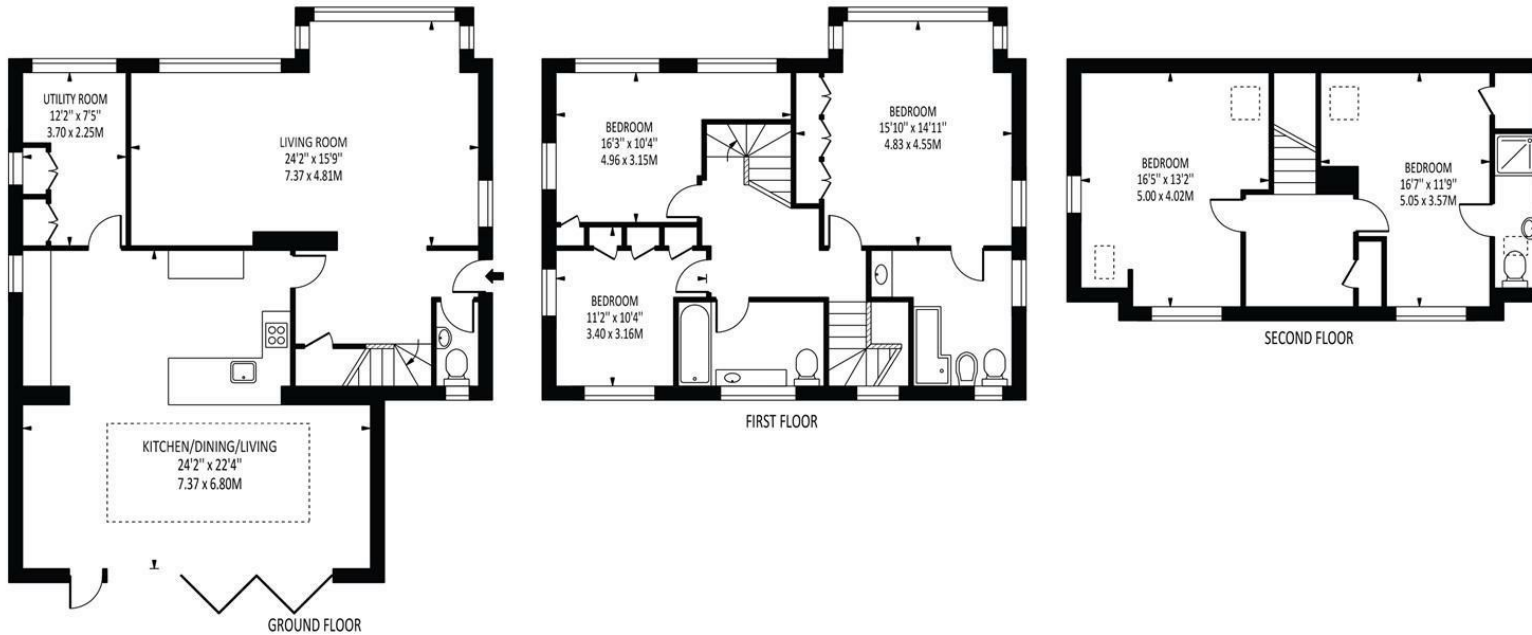




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Barons Hurst
Total Area: 2301 SQ FT • 213.77 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	82
(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

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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