



Woodcote Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,500,000 Freehold

- Set within a highly desirable private road
- Sat on a secluded, mature plot of 0.24 acre
- High, Grade II listed walls provide solace
- Substantial 1920's built detached home
- Four generous bedrooms & two bathrooms
- Accommodation totalling over 3300 Sq Ft
- True wealth of character & charm throughout
- Two receptions & kitchen/diner/conservatory
- Utility room/boot room & d/s cloakroom
- Gated driveway & detached double garage

Often the words “rare” and “gem” are thrown around quite casually when writing property descriptions, but never have they been more fitting than in the context of Apple Tree Cottage, on Woodcote Close.

Set within a highly desirable private road with mature grounds of approximately 0.24 of an acre that enjoy ultimate seclusion due to the Grade II listed walls that border the plot, The Personal Agent are especially proud to present this character detached family home.

The property is believed to have been built in the 1920's and its design was deeply inspired by The Clergy House in Sussex, which is a 600 year old listed home, owned by the National Trust. There are some fascinating character features including beamed ceilings, stained glass windows, chapel doors and an inglenook fireplace, all of which truly set the tone creating the ultimate first impression.

With total accommodation approaching 3300 Sq. Ft, the stylish modern design touches, like recessed ceiling speakers and



underfloor heating in the bathrooms, are seamlessly blended with the wealth of character and charm, altogether making this is an extremely rare opportunity indeed. Early viewing is strongly advised to avoid disappointment by vendors' sole agent.

The ground floor accommodation benefits from well proportioned rooms and comprises a large and welcoming reception hall, double aspect living room with its inglenook fireplace and wood panelling, family room, kitchen/breakfast room that links to the conservatory/dining space, generous utility room, boot room and a downstairs cloakroom.

The impressive space continues on the first floor with a principal bedroom that enjoys a spacious ensuite bathroom as well as its view overlooking the mature rear garden, two further generous double bedrooms and a well presented family shower room. On the second floor a great sized fourth bedroom completes our accommodation.

There are very few homes in central Epsom that enjoy a walled plot and a secluded garden like this, although the property also

benefits from a detached double garage, gated driveway and even has previously approved planning permission for a separate dwelling too, potentially being of interest for a buyer looking to create an annexe space.

The garden which wraps around the entire home measures 110ft x 100ft and is a particular feature of the property with incredible privacy and seclusion, there are manicured lawns with mature fruit trees and shrub borders, several defined seating areas, an air raid shelter which could be converted into a den, a beautiful nature pond and a fountain which creates a soothing soundscape as a tranquil back drop.

The property sits on a highly desirable private road which is just 0.5 of a mile from Epsom station with its links to the city and just a 3 minute walk from Rosebery Park. The property is also within sought after school catchment areas as well as being within close proximity of the internationally renowned Epsom College and a selection of other great independent schools.

Tenure - Freehold
Council tax band - G





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Apple Tree Cottage

Total Area: 3325 SQ FT • 308.90 SQ M
(Including Eaves Storage, Restricted Height Area, Garage & Store)
Eaves Storage, Restricted Height Area : 178 SQ FT • 16.50 SQ M
Garage Area : 403 SQ FT • 37.42 SQ M
Store Area : 58 SQ FT • 5.43 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		
	52	67
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.
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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