



Wilmerhatch Lane, Epsom

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Close to the RAC Woodcote Park
- Attractive detached family home
- Providing 2164 Sq. Ft of total space
- Four double bedrooms & two bathrooms
- 90ft x 50ft South/Easterly rear garden
- Utility room & downstairs cloakroom
- Three generous reception rooms
- 20ft kitchen/breakfast room
- Easy access to town, station & schools
- No onward chain

****NO ONWARD CHAIN**** The Personal Agent is proud to present this attractive and spacious detached family home, situated in a highly sought after premier location. Offering flexible living accommodation and an abundance of natural light throughout, this property is ideal for a growing family.

Boasting 2,164 sq. ft. of well-proportioned space, the home has a warm and inviting feel from the moment you step inside. With characterful features and thoughtful design, it provides a blend of comfort and practicality that's increasingly rare in today's market.

The property has been lovingly maintained by the current owner, who has thoroughly enjoyed their time here. Detached character homes in the Woodcote area are rarely available, and as such, we highly recommend an early viewing to fully appreciate everything this unique home has to offer.

Located on a popular road on the edge of the prestigious Royal Automobile Club and Golf Course, the property also benefits



from direct access to hundreds of acres of open woodland which is perfect for dog walking, outdoor activities, and peaceful strolls.

The ground floor accommodation comprises a stunning central entrance hall which creates a wonderful first impression. There is a double aspect living/family room, a bay fronted dining room, a generous family room and a well proportioned kitchen/breakfast room too. The ground floor is completed by a utility room and a cloakroom.

The first floor is just as impressive with four sizeable double bedrooms, ensuite shower room and a family bathroom.

Outside to the rear and side is a patio terrace with access to a mature rear garden and a driveway with off street parking to the front.

A standout feature of this home is the south easterly facing rear garden, which measures approximately 90ft x 50ft at its widest point. This beautifully maintained space offers excellent privacy,

bordered by mature trees, flowering shrubs, and vibrant planting that enhances its sense of seclusion and charm.

Wilmerhatch Lane is one of the most sought-after and rarely available roads within the area. It is 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 the racecourse, providing that perfect balance between town and country living.

Being on the doorstep of the well renowned private Royal Automobile Club and golf course, and within a short distance of woodland walks and bridle paths just serves as another big plus point to this already desirable home.

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

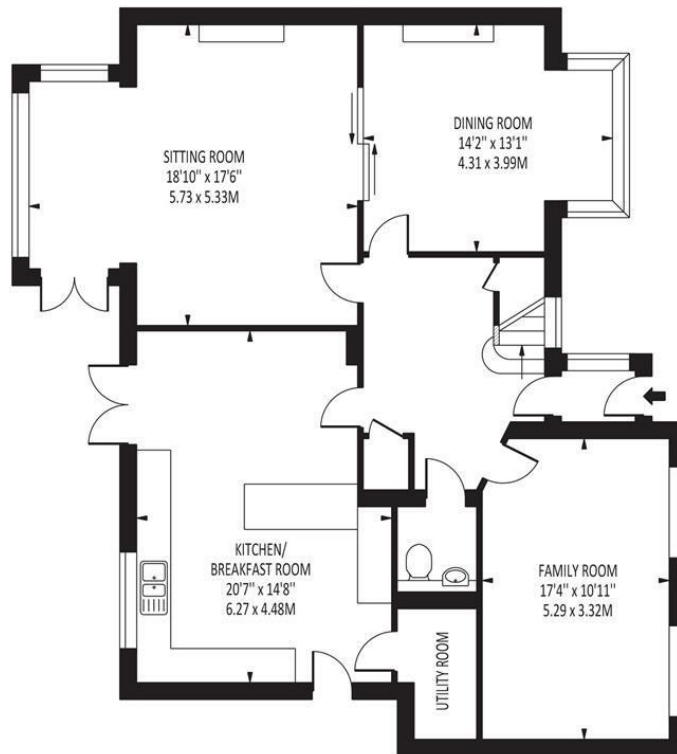




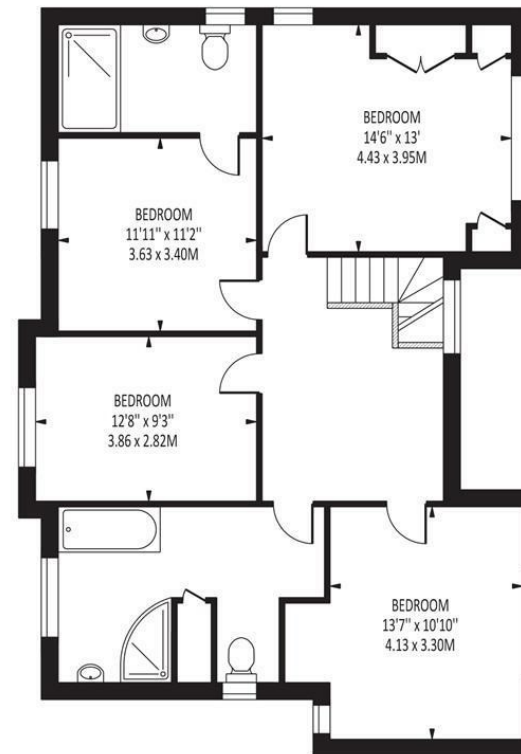
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Wilmerhatch Lane

Total Area: 2164 SQ FT • 201.01 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	77
England & Wales		EU Directive 2002/91/EC

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