



Chantry Hurst, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,175,000 Freehold

- Lovingly transformed detached family home
- Nearly 2,000 sq ft of stylish, flexible space
- Beautifully presented and move-in ready
- Thoughtful layout for modern family living
- 24ft kitchen/breakfast room with pantry
- 27ft living room & separate family room
- Four incredibly generous bedrooms
- Stunning four piece ensuite bathroom
- Large loft primed for future conversion
- Utility room, d/s cloakroom & garage

The Personal Agent are proud to present this charming and characterful detached family home, beautifully extended and lovingly improved over more than two decades of ownership. Set within the highly sought after private Woodcote Estate, this stunning home offers nearly 2,000 sq ft of thoughtfully designed accommodation, the perfect blend of warmth, personality, and practicality.

When our clients first purchased Chantry Hurst 23 years ago, it was in need of cosmetic updating, a true fixer-upper with endless potential. What followed was a labour of love and vision: transforming a tired shell into a stylish and welcoming family home that perfectly reflects modern living. Over the years, they've invested care and creativity into every detail, undertaking a significant double storey extension to create a layout that offers flexibility, light, and longevity for the next family to enjoy.

The result is a home that feels both established and fresh, a



place where every space flows beautifully into the next, designed for entertaining, family life, and quiet moments alike. The generous accommodation includes open plan living areas, a statement kitchen/dining space that forms the heart of the home, and well-defined reception rooms that offer both sociable and private areas. There is also a pantry cupboard, practical utility room and a downstairs cloakroom.

Upstairs, there are four spacious bedrooms, including a stylish principal suite, complemented by a modern ensuite four piece bathroom, further family bathroom and excellent storage throughout. The large loft provides the perfect foundation for further accommodation if desired, much of the groundwork has already been done with impressive head height, allowing the next owners to easily expand as their family grows.

Outside, the home occupies a generous plot with a beautifully secluded south/easterly facing garden that enjoys excellent privacy. There's also easy access to nearby woodland and the open spaces of Epsom Downs, making it perfect for dog walks

and leisurely weekend strolls.

At the front, the first impressions are equally impressive, the extensive landscaping and smart granite block driveway create an elegant approach and provide access to the attached 17ft garage.

Perfectly positioned within one of the most desirable spots on the exclusive Woodcote Estate, Chantry Hurst offers a wonderful sense of community while being just moments from Epsom town centre, the Royal Automobile Club, local golf courses, and acres of open countryside.

Lovingly maintained and cherished for 23 years, this is a home ready to begin its next chapter, offering the perfect blend of comfort, character, and convenience.

Tenure: Freehold
Council Tax Band: G

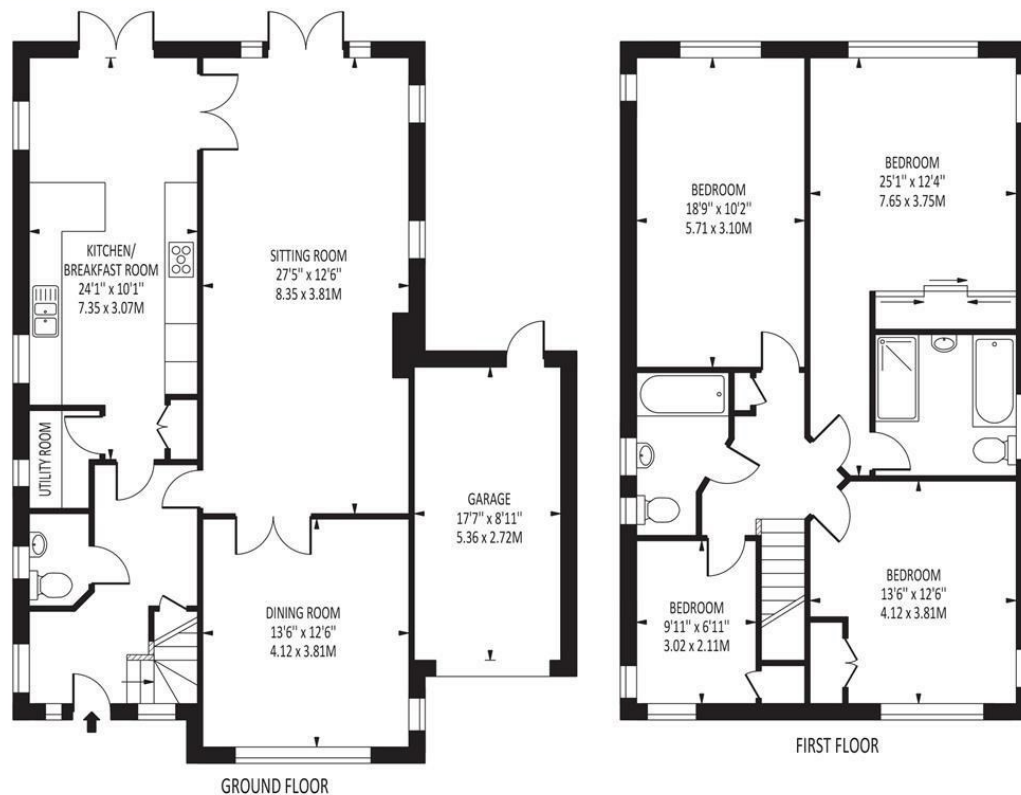




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Chantry Hurst

Total Area: 1989 SQ FT • 184.76 SQ M
(Including Garage)
Garage Area : 157 SQ FT • 14.58 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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