



Rosecroft, 15 Hylands Road, Epsom, Surrey, KT18 7ED

Guide Price £1,400,000



- ATTRACTIVE 1930'S FAMILY HOME
- THREE RECEPTION ROOMS
- PRINCIPAL BEDROOM SUITE
- 2773 SQ.FT.INCL.GGE
- GARAGE & DRIVEWAY PARKING
- HIGHLY REGARDED RESIDENTIAL ROAD
- KITCHEN/BREAKFAST + LARGE UTILITY
- GOOD SIZED SOUTH WEST FACING GARDEN
- FOUR FURTHER DOUBLE BEDROOMS
- NO ON-GOING CHAIN

Description

This attractive detached character 1930's home offers just over 2500 sq.ft + garaging whilst located within a highly desirable tree lined residential road just 1 mile from Epsom mainline station. The property presents an exciting end-of-chain opportunity to update, re-design to a bespoke specification.

A sheltered front door leads to a generous reception hall & cloakroom with double sliding glass doors to the main living room. With a double aspect and a feature fireplace, this room enjoys views over the rear gardens. Across the hallway, is a separate dining room which complements the kitchen/breakfast room, with gas Aga, located to the rear of the property. The kitchen/breakfast room leads through to a further reception/family room. There is a useful utility cupboard with Belfast sink and large utility room with door to the garden.

The first-floor accommodation is arranged off a galleried landing and comprises a principal bedroom with modern en-suite bathroom & separate dressing room/study, four further double bedrooms and a modern family shower room with separate w.c.

The part-walled rear garden is a particular feature of this property. Raised flower and shrub borders line the boundaries and are complemented with an established wisteria and vine to the rear elevations. A good sized patio area provides space for entertaining with a favourable South Westerly aspect. Side access leads to the front garden which is mainly laid to lawn with a feature magnolia tree in addition to driveway parking and 24'1 X 10'10 garage.

Situation

Located just 1 mile from Epsom mainline station and 0.5 miles from the RAC Golf & Country Club. Both Ashted village and Epsom town centre with its excellent local shopping facilities are close by and the main line station provides services to London Waterloo and Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

There are many well considered schools to hand in both the private and state sectors, including City of London Freeman's School in nearby Ashted Park which is within walking distance of the property, St. Giles Infant School, Rosebery and Stamford Green.

There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in the nearby town of Epsom.

Both road and off-road cycling are popular in the area together with extensive walking and riding pursuits. Junction 9 of the M25 is within 3 miles (4.8km) which provides easy access to both Gatwick and Heathrow airports and the national motorway network.

Tenure

Freehold

EPC

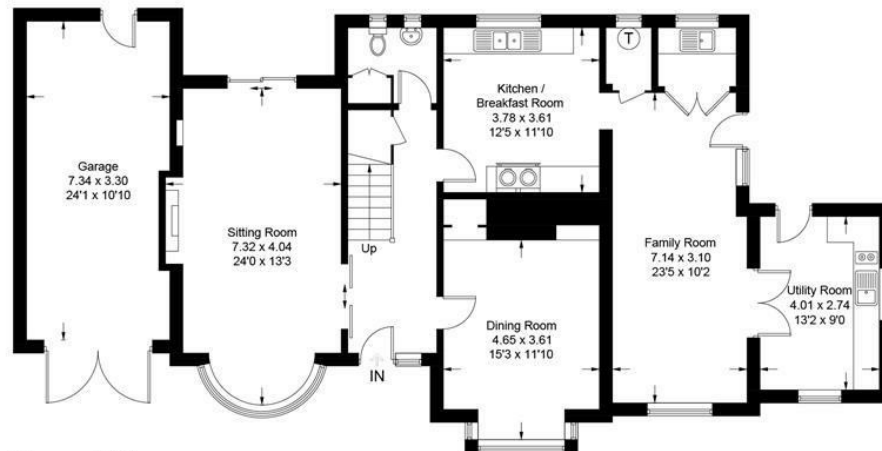
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Council Tax Band

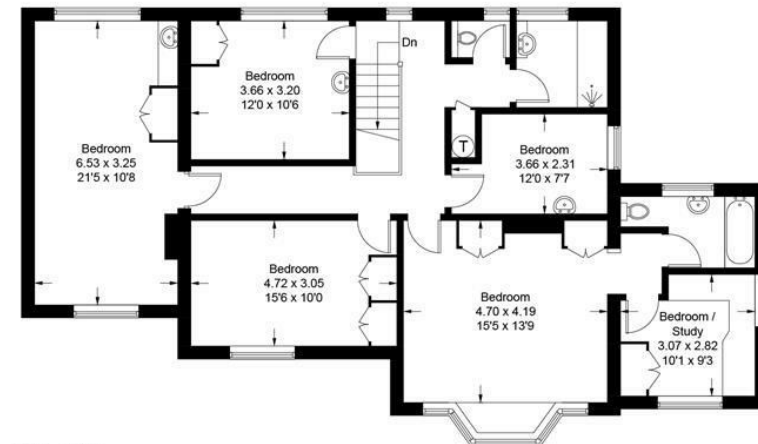
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Approximate Gross Internal Area = 233.5 sq m / 2513 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 257.7 sq m / 2773 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1063397)

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