



Woodcote Road, Epsom

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# A Grade II Listed family home

A charming Grade II Listed family home located in the heart of Epsom and overlooking the grounds of Epsom Cricket Club with a separate detached cottage in the grounds.

The house has period features dating back to the mid 18th century, having retained many of its original features, including impressive formal reception rooms, high ceilings with ornate detailing and feature fireplace. The property has a contemporary open plan kitchen/dining/family room which compliments the traditional principal rooms of the house and red brick Queen Anne elevations.

Epsom town centre and station is located just over 1/3 mile away and has an excellent range of shops, everyday stores and entertainment. Epsom High Street also has a variety of restaurants, pubs and coffee shops. The nearby charming village of Ashted is a mile away and provides an array of local amenities including an award-winning family butchers, independent fishmonger, organic greengrocer and gift shops.

Tenure: Freehold

Local Authority: Epsom & Ewell Borough Council

Council Tax Band: G

EPC: Exempt







There are a number of outstanding private and comprehensive schools in the area including Epsom College, City of London Freeman's, St John's, Downsend, Box Hill, Danes Hill. There is a choice of state schools including Rosebery, Glyn and St Martin's C of E and St Joseph's Catholic Primary School (subject to catchment area).

Transport links are excellent with its proximity to the A3 and the M25 (J9), Heathrow, and Gatwick airports.

Epsom and Ashted railway stations are both within easy reach, providing regular services to London Bridge, Waterloo and Victoria.

Within a very short walk is the RAC at Woodcote Park, which is set in 350 acres of beautiful countryside.

It offers outstanding facilities including two 18-hole golf courses, squash and tennis courts, a gym, an indoor swimming pool, treatment rooms, restaurants, bars, accommodation and a 12-acre woodland with picnic benches and natural play areas.



For families the Walled Garden offers an indoor children's pool, creche, soft play, games room, soft play, games room, playground, sports court as well as many clubs and activities.



The Beaverbrook estate with its stunning country house set within its own 470-acre estate is also conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa, and 18-hole golf course.

Local family activities include Chessington World of Adventures & Zoo, Bocketts Farm, and Hobbledown Adventure Farm Park. The local area has extensive beautiful countryside to enjoy, including Epsom Downs, Langley Vale Centenary Wood, Ashted Common and the many National Trust nature reserves and estates. There are also a number of pretty local villages around Headley Heath and Box Hill.

Epsom Town Centre and station - 0.3 miles

Ashted High Street- 1.75 miles

M25 (J9) - 3 miles

Gatwick Airport - 20 miles

Heathrow Airport - 23 miles

Central London - 18 miles





**Approximate Gross Internal Floor Area 4249 sq. ft / 394.80 sq. m (Including Cottage & Garage)**

This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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