



Chalk Lane, Epsom, KT18 7AR

welcome to

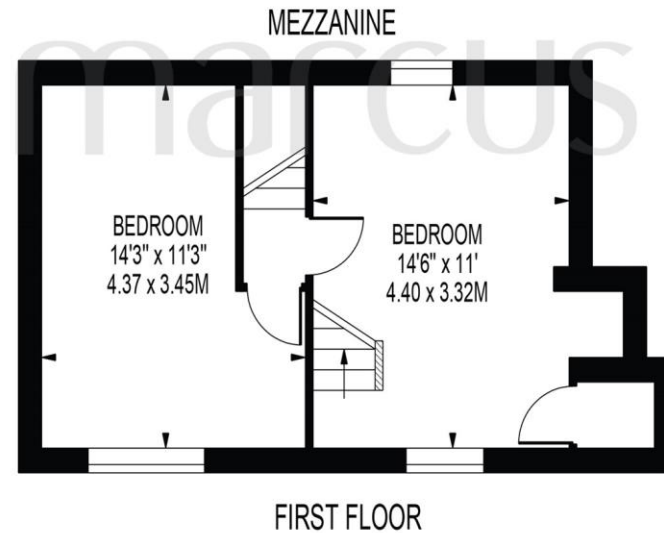
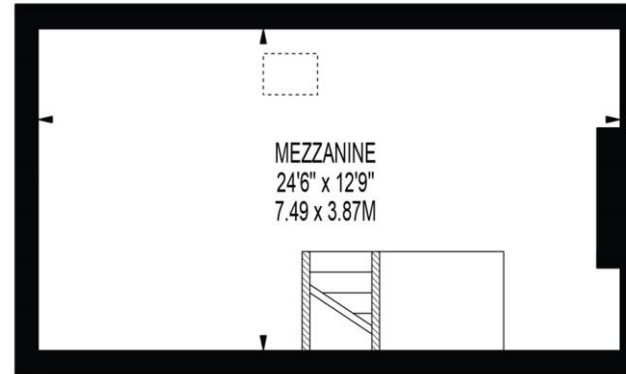
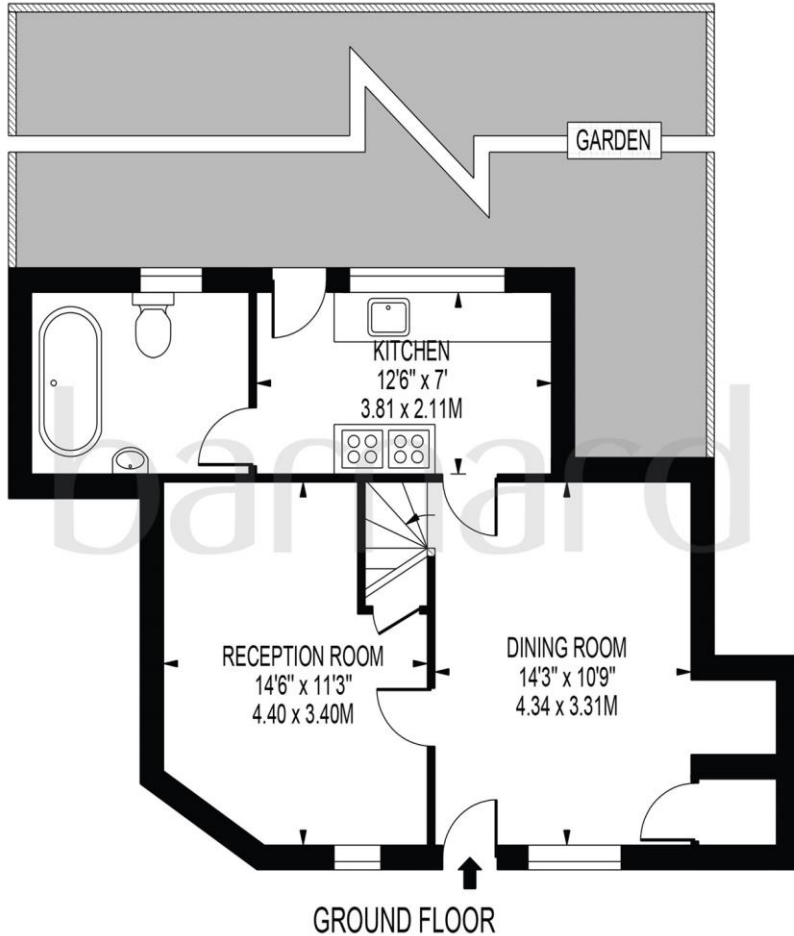
Chalk Lane, Epsom

Barnard Marcus are truly delighted to market this stunning Grade II listed two bedroom cottage situated in a conservation area in the very heart of Epsom with features dating back to the 17th century and offering a landscaped rear garden with summer house & no forward chain.



CHALK LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1158 SQ FT - 107.60 SQ M



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 OR 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.

This idyllic two bedroom Grade II-listed cottage is located on Chalk Lane in the heart of Epsom. It was originally built as a barn for the local manor house, & it has origins dating back to the 17th century and still retains original period features such as two bread ovens, wooden beams and a loft room. This charming property offers good living space with separate living and dining rooms, has a galley fitted kitchen containing a Lacanche double range oven and hood, a ground floor bathroom with three piece suite and roll top bath, two bedrooms and useable loft space. The property is completed by a wonderful rear garden which, being south west-facing, benefits from sun throughout the day and well into the evening. The garden offers patio space as well and landscaped flower beds which will be in full bloom as we approach spring.

An internal viewing is highly recommended.

Location: The cottage is located at the northern end of Chalk Lane off Woodcote Green Road, within easy reach of Epsom's schools, shops including a covered shopping centre and train station which offers frequent direct trains to London Waterloo, Victoria & London Bridge. The stunning open spaces of Epsom Downs racecourse is a short distance away, as are the two main airports off the M25, and various leisure pursuits including some very highly regarded golf clubs, leisure centres, sports clubs and various pubs, coffee shops and eateries.

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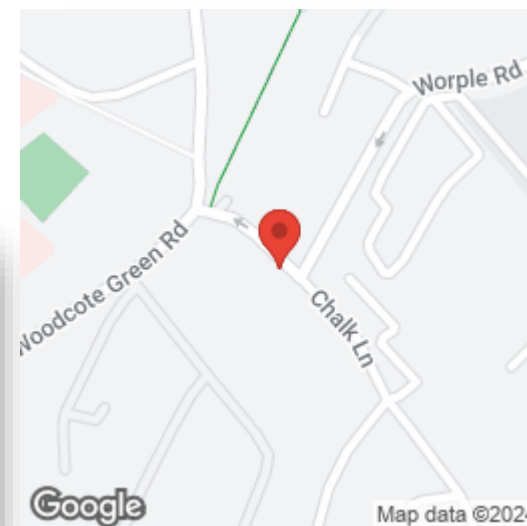
Chalk Lane, Epsom

- Grade II Listed Cottage
- Stunning Period Features
- Two Bedrooms
- Fitted Kitchen with Lacanche Double Range Oven
- Family Bathroom with Roll Top Bath

Tenure: Freehold EPC Rating: Exempt

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109013](https://www.barnardmarcus.co.uk/Property/EPS109013)



Property Ref:
EPS109013 - 0003

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