



**Chalk Lane, Epsom KT18 7AR**



**welcome to**

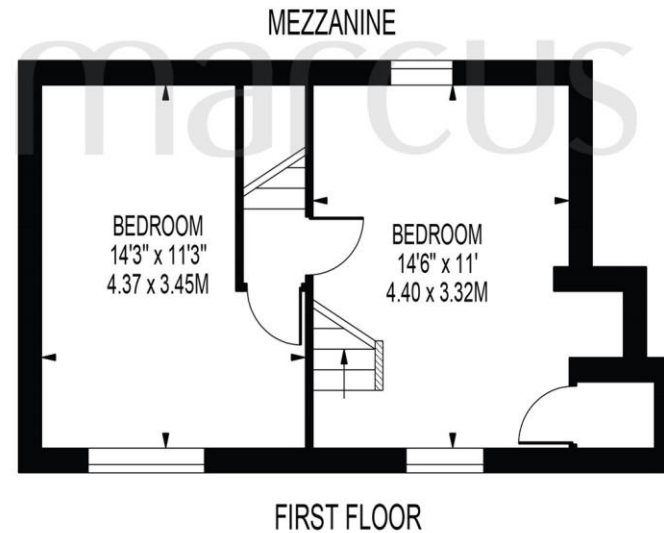
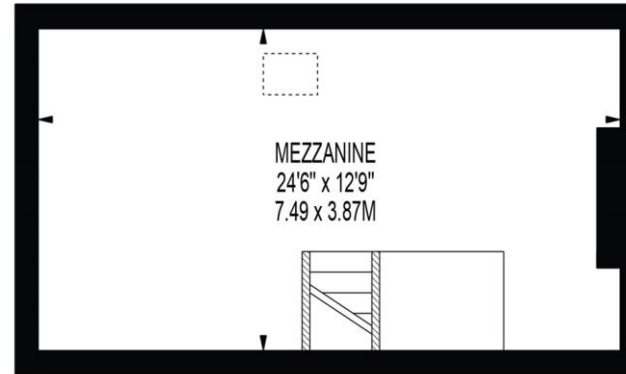
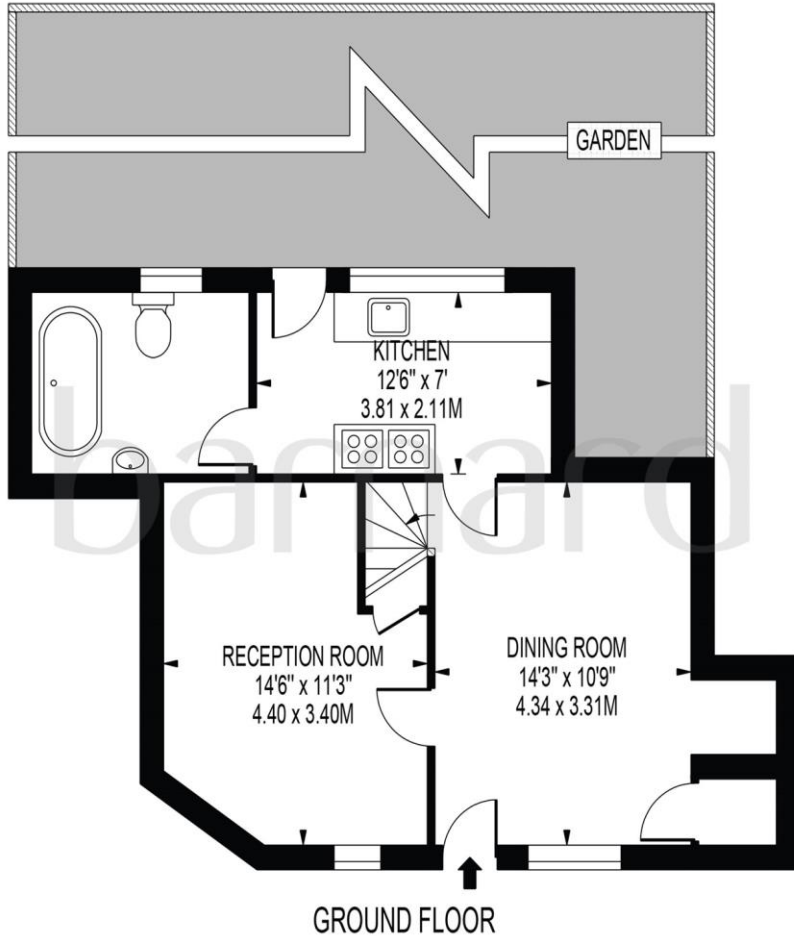
**Chalk Lane, Epsom**

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. 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.

welcome to

## 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

offers in excess of

**£525,000**



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 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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