



MICHAEL EVERETT & Co

... A Moving Experience

WORPLE ROAD EPSOM SURREY KT18 7AG

A rare opportunity to acquire a substantial detached character home, formerly a care home.

Accommodation and amenities

The Current Accommodation Comprises:

- Two Sitting Rooms
- Large Dining Room
- Kitchen
- 15 Bedrooms
- Two Cloakrooms
- Three Bathrooms
- Staff Accommodation
- 100' x 47' Rear Garden
- Ample Parking

The property, which we are marketing alongside our esteemed colleagues at The Personal Agent, is situated in one of Epsom's most sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports.

The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





This former care home which sits on a plot of approximately 0.228 of an acre now provides the exciting opportunity to return it to its former glory as a family home.

Homelea, which requires updating and modernising, offers flexibility for the new owner to customise the accommodation to their own individual taste and provides the opportunity to create their own dream home.

The property should be viewed for what it is currently is and what it could potentially be and will require change of use to a private dwelling by obtaining planning consent.

Offers in excess of £1,500,000 Freehold

Worple Road, Epsom
 Total Area: 475.9 m² ... 5122 ft² (excluding eaves storage)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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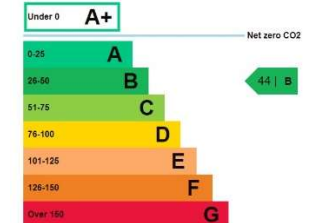
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The
PERSONAL
 Agent



Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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Disclaimer: This plan is an illustration and is therefore 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 and shapes before making any decisions reliant upon them.

