



**MICHAEL EVERETT & Co**

*... A Moving Experience*



# OAK HILL EPSOM KT18 7BT

A modernised and spacious detached property located on the ever popular Woodcote Estate, enjoying a well maintained south facing rear garden and available to the market with no onward chain.

## Accommodation and amenities

Entrance Hall • Sitting Room • Family Room • Good Sized Kitchen/Diner • Utility Room • Cloakroom • Four Bedrooms • Re-Fitted Family Bathroom • Sunny Southerly Aspect Rear Garden • Garage • Off Street Parking for 4 Vehicles •

The property 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'.







Driveway leads to Entrance Porch: door to Entrance Hall: laminate flooring, cloaks hanging cupboard. Family Room: Victorian style fireplace, ceiling downlighters, coved cornice to ceiling, wide bay overlooking front garden. Sitting Room: feature fireplace with inset marble hearth, polished wood surround and over mantle, coved cornice to ceiling, ceiling downlighters, shelving, double aspect, oriel bay window. Good sized Kitchen/Diner: Kitchen: comprehensive range of eye level units with cupboards and drawers below, six ring gas range with extractor above and ovens below, single drainer stainless steel sink unit with mixer taps set in granite work surfaces with splashbacks, central island with seating area, electric lights under and LED lighting, integral dishwasher, integral fridge and freezer, wood flooring throughout, ceiling downlighters, double patio doors, wide opening through to Dining Area: double patio doors onto terrace and garden beyond, coved cornice to ceiling, ample space for large dining table, opening to wide open Inner Hallway: shelving and understairs storage cupboards, ceiling downlighters. Shower Room: fully tiled shower with matching mosaic border, wall mounted wash hand basin, low level w.c., wall mounted ladder back heated towel rail. From the Kitchen: glazed door to Utility Room: further range of high gloss eye level cupboards with cupboards and drawers below, single stainless steel sink unit with mixer taps, granite work surfaces with splashback, plumbing for washing machine, tumble dryer, integral large American style fridge/freezer, ceiling downlighters, half glazed door to rear, access to services over the kitchen/diner, door to garage.

From the Hallway: staircase with Oak balustrading leads to First Floor Landing: access to loft with pull down ladder, airing cupboard with tank and shelf above. Master Bedroom: fitted wardrobes with shelving above, window overlooking front garden, ceiling downlighters, double aspect. Bedroom Two: triple aspect, ceiling downlighters. Bedroom Three: double aspect, ceiling downlighters. Bedroom Four: double aspect, ceiling downlighters. Re-Fitted Family Bathroom: panel enclosed bath, mixer taps, fully tiled walk-in shower with matching mosaic border, his and hers wash hand basins set in vanity unit, low level w.c, walls part tiled with matching mosaic border, ceiling downlighters. Outside: Immediately to the rear of the property is a re-laid sun terrace with pergola and inset herb garden. The garden enjoys a sunny southerly aspect. The remainder of the garden is laid to lawn, inset borders with herbaceous shrubs, apple tree, raised beds to the rear, garden shed. To the front of the property: lawned area with inset flower borders, off street parking for 4 vehicles. Larger than average Garage: shelving, cupboards, electric up and over door, power and light.

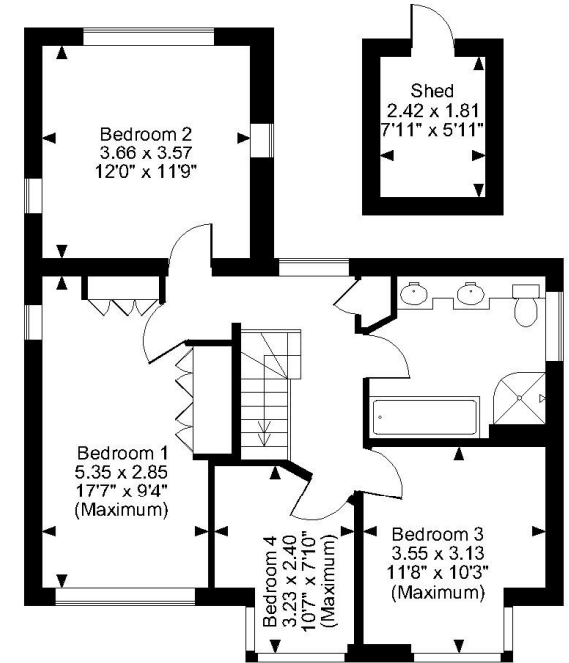
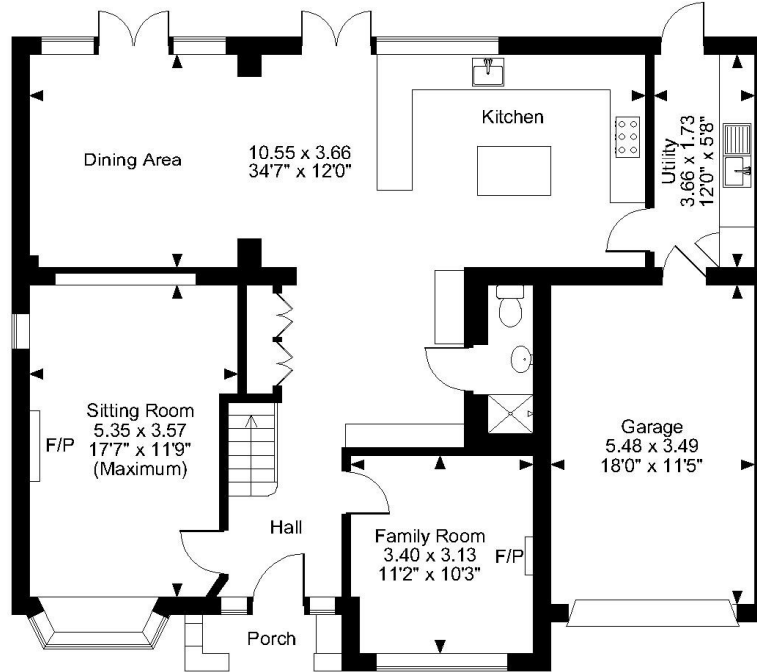
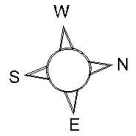
Council Tax Band: F (£3,334.27 for 2024/25)

**Offers in the region of £1,250,000  
Freehold**





**Oak Hill, Epsom, Surrey**  
**Approximate Gross Internal Area**  
**Main House = 1735 Sq Ft/161 Sq M**  
**Garage = 206 Sq Ft/19 Sq M**  
**Shed = 47 Sq Ft/4 Sq M**  
**Total = 1988 Sq Ft/184 Sq M**

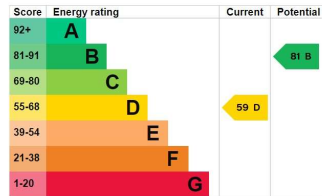


**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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The graph shows this property's current and potential energy rating.

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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.