



MICHAEL EVERETT & Co

... A Moving Experience

WILMERHATCH LANE EPSOM KT18 7EH

Situated in this unique secluded, flint walled garden location with the rear garden backing directly onto the lake at the R.A.C Country Club. This four bedroom, three reception, two bathroom detached property offers potential for development.

Accommodation and amenities

- Entrance Porch
- Entrance Hall
- Spacious Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom Suite With Dressing Room & En-Suite
- Bathroom
- Three Further Bedrooms
- Family Bathroom
- Established Rear Garden With Views of the Lake
- Three Car Garage
- Off Street Parking for Several 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 front door. Entrance Porch. Entrance Hall: coved cornice to ceiling, deep understairs storage cupboard. Spacious Cloakroom: low level w.c., wash hand basin set in vanity unit, tiled splashback, chrome heated towel rail, double cupboards with cupboards above. Sitting Room: triple aspect, coved cornice to ceiling, double patio doors onto patio, further sliding doors onto garden and lake. Study: coved cornice to ceiling, window overlooking front garden. Dining Room: coved cornice to ceiling, half glazed door to patio and rear garden. Kitchen/Breakfast Room: comprehensive range of eye level units with cupboards and drawers below in limed Oak, single stainless steel sink unit with mixer tap and drainer, four ring electric cooker with extractor and chrome splashback, part fully tiled walls in ceramics, dishwasher, space for fridge freezer, space for dining table, personal glazed door to rear garden. Utility Room: single stainless steel sink unit, mixer taps, drainer, plumbing for washing machine, space for tumble dryer, wall mounted boiler, part tiled walls.

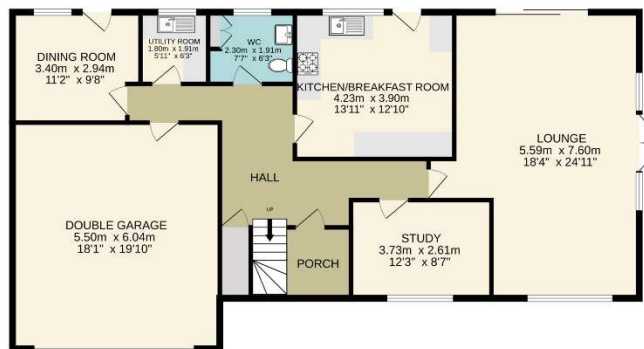
From the Hallway staircase leads to Spacious First Floor Landing: space for study area, walk in airing cupboard with slatted shelves and tank. Master Bedroom Suite: triple aspect, three built in wardrobes, views overlooking well maintained rear garden. Dressing Area: further built in wardrobes with cupboards above. En-Suite Bathroom: panel enclosed bath, mixer taps, fully tiled shower, wash hand basin set in vanity unit, low level w.c., high level cupboards, chrome heated towel rail. Bedroom Two: double wardrobe with cupboards above, views overlooking front garden and further views of Woodcote Stud. Bedroom Three: double wardrobe with cupboards above, views of the lake and island in the environs of the R.A.C Country Club. Bedroom Four: double wardrobe with cupboards above, window

overlooking side garden with a variety of herbaceous trees and shrubs. Family Bathroom: panel enclosed bath, shower attachment, mixer taps, walk in fully tiled semi-circular shower cubicle, wash hand basin set in vanity unit, low level w.c., walls tiled, ceramic tiled heated towel rail.

Outside: The house sits in well screened established gardens with wooded back drop and views of the lake. Immediately to the rear of the property is a sun terrace with steps down to lawned area with pathway to lake situated in the environs of the R.A.C Country Club. The garden which has views of the lake from all sides, has laurels, firs, herbaceous trees and shrubs with flowering Montbretia beds and further walled raised flower beds. Side Garden with walled frontage and wrought iron gate. To the front of the property further garden areas with off street parking for several vehicles. Three Car Garage: Up and over door, cupboards.

Council Tax Band: H (£4,616.68 for 2024/25)

Asking Price £1,850,000 Freehold

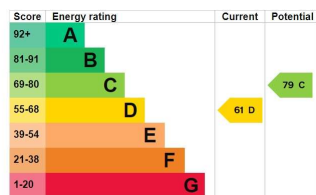


Ground floor
134.0 sq.m. (1442 sq.ft.) approx.



1st floor
112.7 sq.m. (1213 sq.ft.) approx.

TOTAL FLOOR AREA : 246.7 sq.m. (2656 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes 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.