



South Street, Epsom KT18 7PQ

Cairds are proud to bring to market this 17th century character cottage situated in central Epsom close to Roseberry Park. This property benefits from off street parking which is a rarity for properties of this kind and a key benefit for this location.

Through the front door, visitors are greeted by a cosy sitting room complete with feature fireplace and woodburner. The property has been sympathetically decorated throughout and even the modern shutters blend seamlessly with the property's charm. Adjacent is the dining room which also enjoys a feature fireplace and views over the rear garden. The kitchen is fitted in a country style with butler sink, large gas range cooker, integrated wine cooler and wooden work tops. The stable door provides access to the rear garden which is predominantly laid to lawn.

Upstairs the master bedroom benefits from an additional room which currently serves as a walk-in wardrobe. Next door is the family bathroom which is an excellent size and benefits from a recently installed bath and redecoration including Metro style tiles.

Off the landing is the study area which leads to a further staircase that in turn accesses the second bedroom which comfortably houses a double bed and furniture.

Outside there is a private drive for one vehicle, side access to the rear garden and a storage room in the side of the property.

This truly is a rare property to come to the market, call Cairds to arrange a viewing today!

Key Features

- 17th Century Character Cottage
- Walk-in Wadrobe
- Secluded Rear Garden
- Country Style Kitchen
- Easy Access to Roseberry Park
- Two Double Bedrooms
- Off Street Parking
- Open Fireplaces with Woodburner
- Close to Town and Station
- Flying Freehold & Grade 2 Listing

Local Area

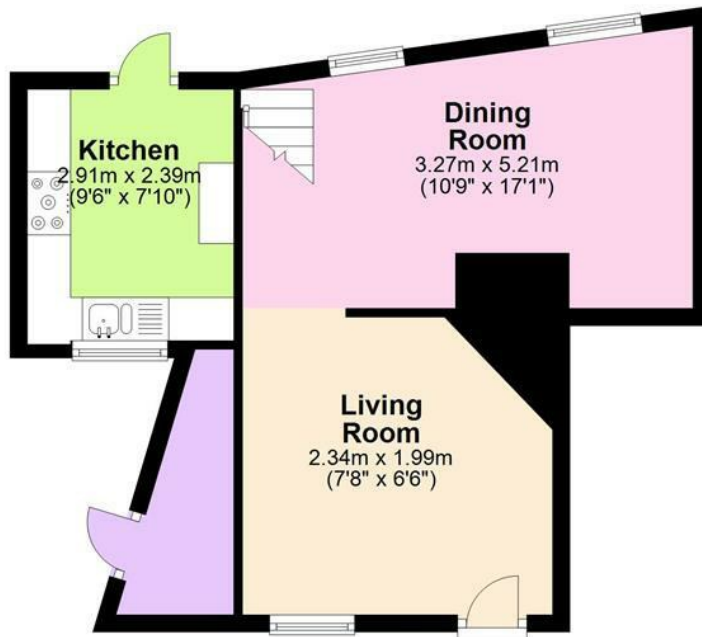
Epsom town center is within a quarter of a mile and has managed to keep its market town character whilst offering all the modern amenities a family is looking for along with a fabulous train service to London Waterloo, London Bridge and Victoria. The Ashley Centre, a covered shopping mall, offers an extensive range of shops and Epsom Playhouse provides a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally. The property is within the catchment of several outstanding schools both in the state and private sectors. Add to this Epsom Downs where you will find rolling countryside to explore and the famous Derby racecourse. The M25 offers easy access to both airports, London and the coast.





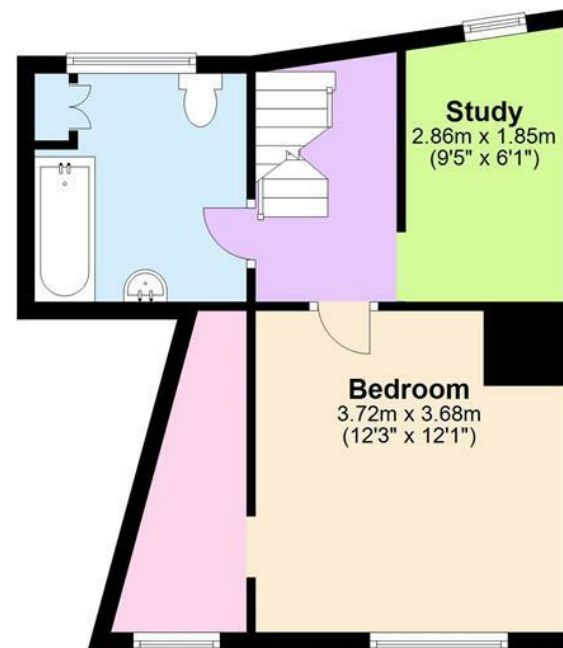
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



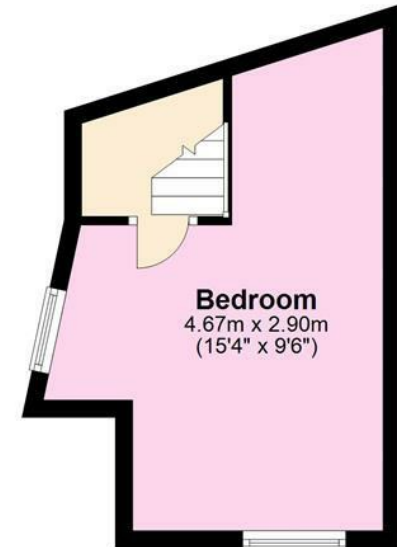
First Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



Second Floor

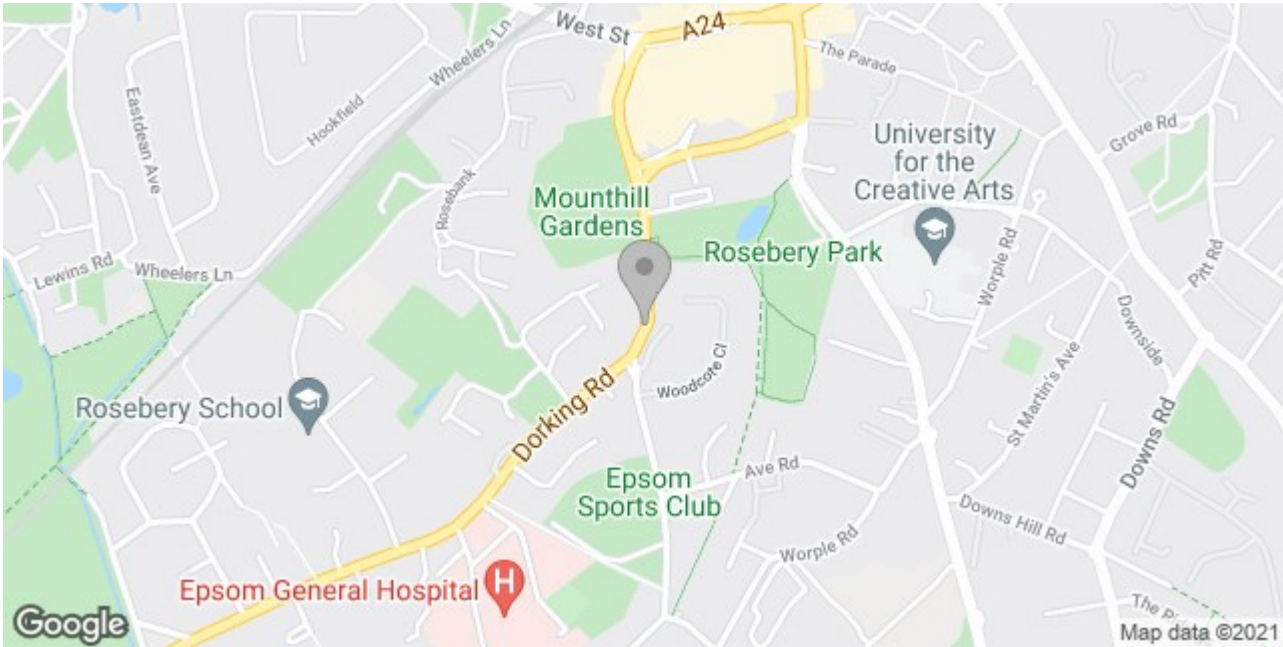
Approx. 17.9 sq. metres (193.2 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 sq. feet)



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Tenure
Local Authority
Council Tax

Flying Freehold
Epsom and Ewell
Band D

Epsom Sales & New Homes
Phone: 01372 743033
Email: homes@cairds.co.uk

Epsom Lettings & Management
Phone: 01372 731966
Email: lettings@cairds.co.uk

Ashtead Sales & Lettings
Phone: 01372 888888
Email: ashtead@cairds.co.uk

London office
Phone: 020 7409 4677
Email: homes@cairds.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cairds Ltd