



## Woodcote Hall, Woodcote Road

Epsom

Guide Price **£750,000**



## Woodcote Hall, Woodcote Road

Epsom

Rare Grade II listed 4-bed property with no onward chain & separate annexe. Elegant interior, convenient layout, ideal for families. Near town centre, train, schools. Character and modern comforts combined. Book your viewing today!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- No Onward Chain
- Unique Grade II Listed Property
- Four Bedrooms
- Spacious Sitting Room
- Contemporary Kitchen
- Two Bathrooms
- En-Suite To Master Bedroom
- Annexe Cabin With Lounge/Bedroom, Kitchenette & Shower Room
- Short Walk To Town Centre & Station
- Catchment Area For Excellent Schools



Nestled within a sought-after locale, this distinguished Grade II listed 4-bedroom semi-detached bungalow presents a rare opportunity to acquire a unique residence of historical significance with no onward chain.

Upon entering, a sense of timeless elegance pervades the living spaces, with a spacious sitting room offering a warm invitation to unwind and entertain, together with a contemporary kitchen, with ample storage, ideal for culinary enthusiasts seeking style and functionality.

Offering versatile living accommodation the property includes a bedroom with en-suite shower room, a further bedroom with a mezzanine/study area and a modern family bathroom, ensuring convenience and comfort for all residents. A discreet cloakroom further enhances the practicality of this exceptional home.

Adding further allure to this property is the separate annexe cabin featuring an open plan living/bedroom area with kitchenette and shower room. Whether hosting guests or seeking a private retreat, this versatile space offers endless possibilities to suit individual needs and also offers the potential to generate a rental income if required.

Situated just a short walk from the vibrant town centre and train station, residents have easy access to a plethora of amenities, restaurants, and transport links. Notably, this property falls within the catchment area of well-regarded schools, making it an ideal choice for families seeking educational excellence for their children.

In summary, this 4-bedroom semi-detached bungalow offers a rare blend of charm, history, and modern living conveniences. With no onward chain, the opportunity to own this unique property is ripe for the discerning buyer looking for a home that effortlessly combines character with contemporary comforts.

# Woodcote Road, Epsom, KT18

Approximate Area = 1186 sq ft / 110.1 sq m (excludes void)

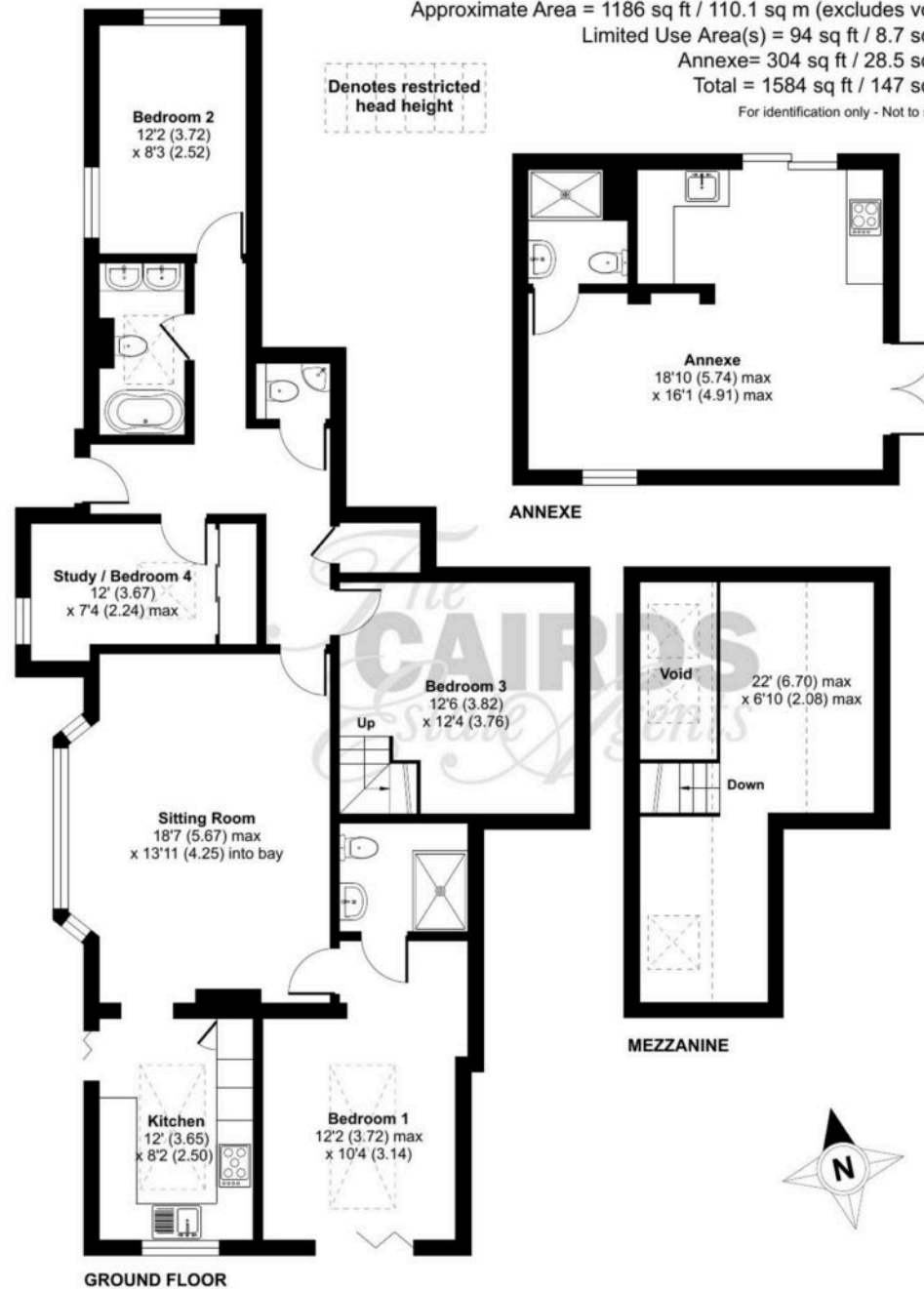
Limited Use Area(s) = 94 sq ft / 8.7 sq m

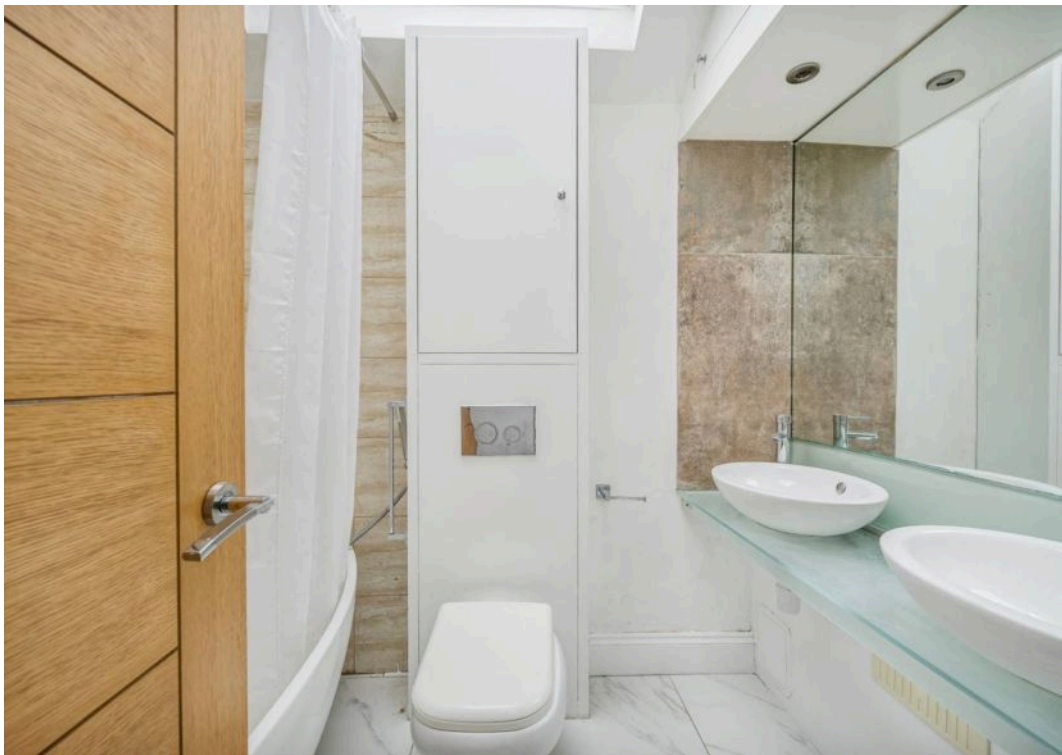
Annexe = 304 sq ft / 28.5 sq m

Total = 1584 sq ft / 147 sq m

For identification only - Not to scale

Denotes restricted head height







## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • [homes@cairds.co.uk](mailto:homes@cairds.co.uk) • [www.cairds.co.uk](http://www.cairds.co.uk)