



Woodcote Hurst, Epsom

The PERSONAL Agent

# Guide Price £1,250,000

## Freehold

- Private Woodcote Estate location
- Cleverly extended & sympathetically modernised
- Four generous bedrooms & two bathrooms
- 31ft hand crafted kitchen & dining room
- 23ft family room with bi folds onto the terrace
- 24ft gym/play room with vaulted ceiling
- Living room/TV snug with plantation shutters
- Utility room, pantry & downstairs W.C
- Easterly facing garden, driveway & store
- Close to town, station & excellent schooling

This attractive four bedroom detached family home has undergone a complete refurbishment and extension program, carried out with exceptional attention to detail, resulting in a stunning finish.

Set on a well balanced plot in arguably one of the most desirable positions within the private Woodcote Estate, the thoughtfully designed accommodation offers an ideal layout for family living.

Defined reception areas flow seamlessly into one another, creating a modern open-plan space perfect for entertaining, social occasions, and everyday life.

The property offers 2,216 sq ft of accommodation and is conveniently located near Epsom town centre, the Royal Automobile Club with its two 18 hole golf courses, and extensive open woodland.

A beautiful oak front door opens into a bright and welcoming entrance hall with light oak parquet flooring, immediately



setting the tone for the rest of the home.

The impressive 31ft kitchen/dining area is a standout space, perfectly suited to modern family living. It features a handcrafted kitchen with high-quality appliances, stone worktops, and a separate pantry cupboard. This space flows effortlessly into defined dining and sitting areas, as well as an adjoining family room with a partly vaulted ceiling, Velux windows, and bi-fold doors opening onto the terrace.

A separate bay-fronted TV/snug with plantation shutters provides a cosy retreat, centred around a character fireplace. There is also a 24ft gym with vaulted ceiling, which could serve as a playroom and also benefits from plumbing in place should you wish to convert into a self contained studio flat. Practical features include a cloakroom, large utility room, and an additional downstairs cloakroom.

Upstairs are four generously proportioned bedrooms with fitted cupboard space, an en suite shower room, and a stylish modern four piece family bathroom.

Externally, the home boasts a secluded easterly facing rear garden with irrigation system, a large driveway with ample parking, and a garage/store.

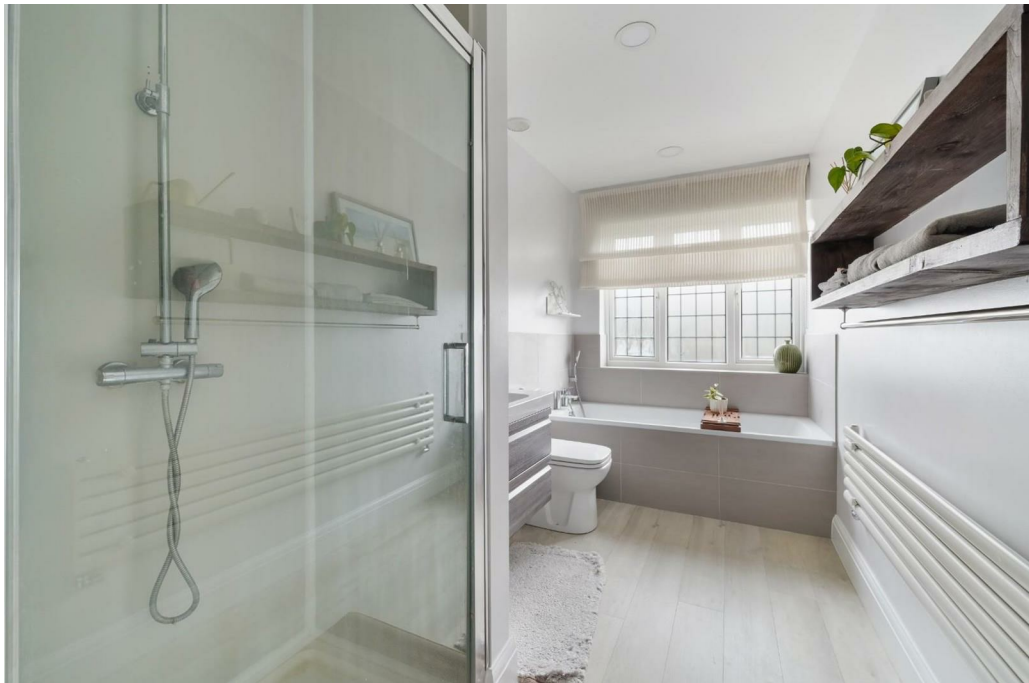
Woodcote Hurst is one of the most sought-after roads within this private estate, located close to Epsom town centre, just a mile from Epsom Downs and the Derby racecourse, offering an ideal balance of town and country living.

The area benefits from excellent rail links to London Waterloo and Victoria, along with a strong selection of local schools and colleges.

This is a rare opportunity to acquire a generously proportioned home in one of the estate's finest positions.

Tenure – Freehold  
Council tax band – G

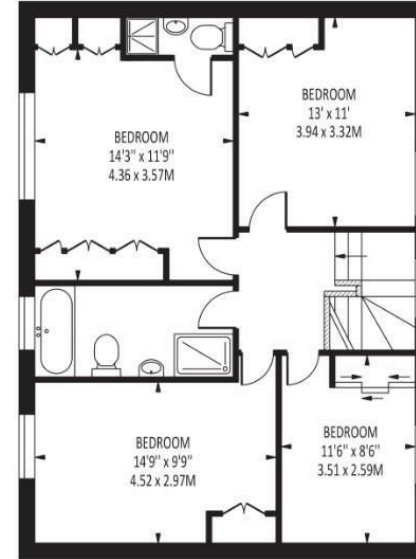
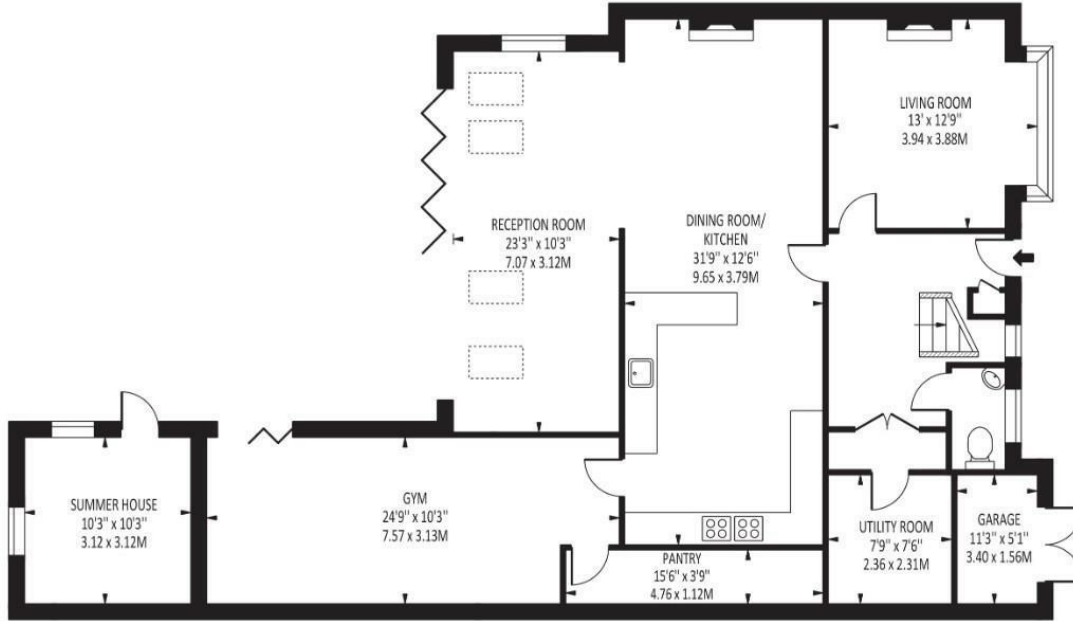






### Woodcote Hurst

Total Area: 2216 SQ FT • 205.90 SQ M  
 (Including Garage & Summer House)  
 Garage Area : 57 SQ FT • 5.30 SQ M  
 Summer House Area : 105 SQ FT • 9.73 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

