



Barons Hurst, Epsom

Guide Price **£1,300,000**



Barons Hurst

Epsom

Spacious five-bedroom detached home on sought after Woodcote Estate with open-plan kitchen/family room, three bathrooms, mature private garden. Close to excellent schools, town centre and station. Ideal for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Sought After Woodcote Estate
- Beautifully Presented
- Stunning Kitchen/Family Room
- Two Additional Receptions
- Ground Floor Shower Room
- Principal Bedroom With En-Suite
- Study
- Modern Family Bathroom
- Mature & Secluded Garden
- Driveway Parking



Situated within the highly sought-after Woodcote Estate, this beautifully presented five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors.

At the heart of the home is an impressive open-plan kitchen and family room, fitted with sleek contemporary units, integrated appliances and expansive bi-fold doors opening directly onto the rear garden. This wonderful space is ideally suited to both relaxed family living and entertaining, with the seamless connection between the indoors and outdoors creating a bright and sociable environment.

The ground floor also features a welcoming entrance hall, a comfortable sitting room, a separate formal dining room and a modern shower room. On the first floor, the principal bedroom benefits from a stylish en-suite shower room, with three further bedrooms served by a contemporary family bathroom, complete with both a bath and separate shower. The second floor provides a fifth bedroom alongside a dedicated study, offering an ideal space for home working, hobbies or additional guest accommodation.

To the rear, the property enjoys a mature and secluded garden, providing a wonderful sense of privacy and tranquillity. The garden has been thoughtfully landscaped, with a generous lawn surrounded by established trees and shrubs, together with a substantial patio area that is perfect for outdoor dining, entertaining or simply relaxing in the sunshine.

Side access leads to the front of the property, where a private driveway provides off-street parking for several vehicles. The garden offers an excellent balance of practicality and appeal, with plenty of space for children to play, entertaining with friends and family, or for keen gardeners to enjoy.

Combining stylish modern living with generous accommodation and a peaceful setting, this impressive home offers an excellent opportunity for families seeking space, comfort and convenience within a highly desirable location.

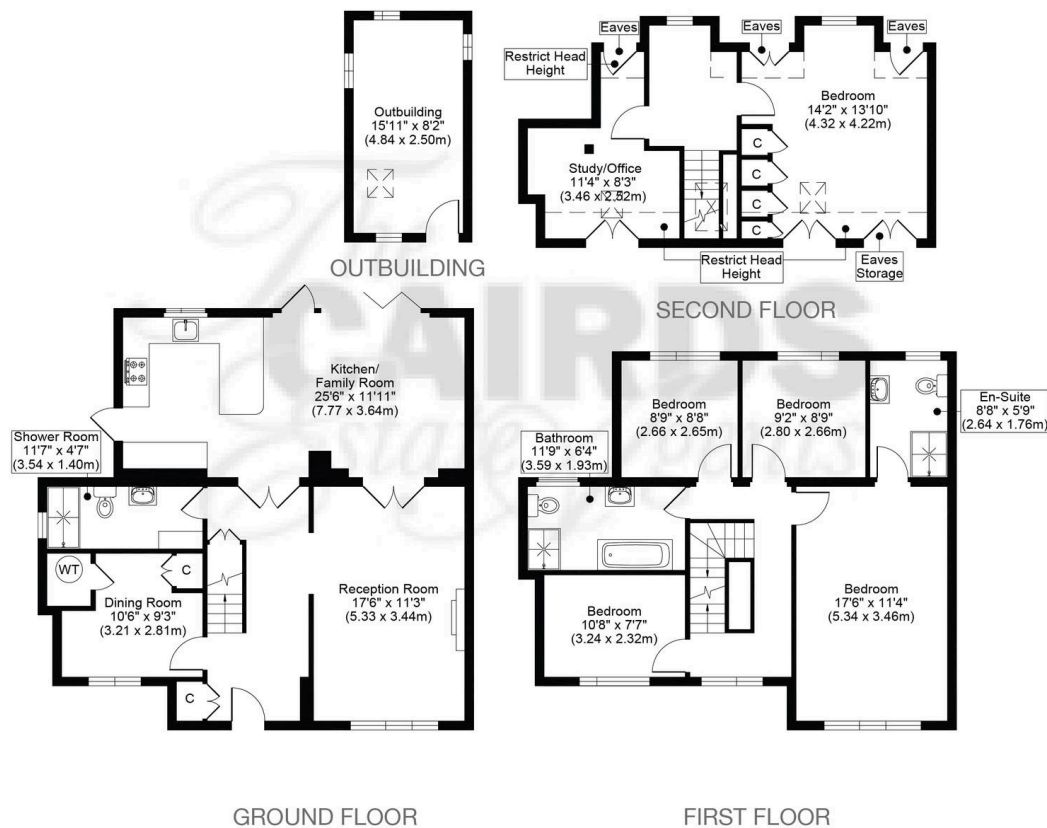
BARONS HURST, KT18

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING RESTRICTED HEAD HEIGHT

2056 SQ.FT (191 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING RESTRICTED HEAD HEIGHT

1851 SQ.FT (172 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





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