



MICHAEL EVERETT & Co

... A Moving Experience

15 WILMERHATCH LANE EPSOM SURREY KT18 7EQ

An extremely well-presented character five-bedroom property located in a highly desirable private road offering versatile accommodation within a short walk of the RAC Country Club and Epsom Town Centre and Station. No onward chain.

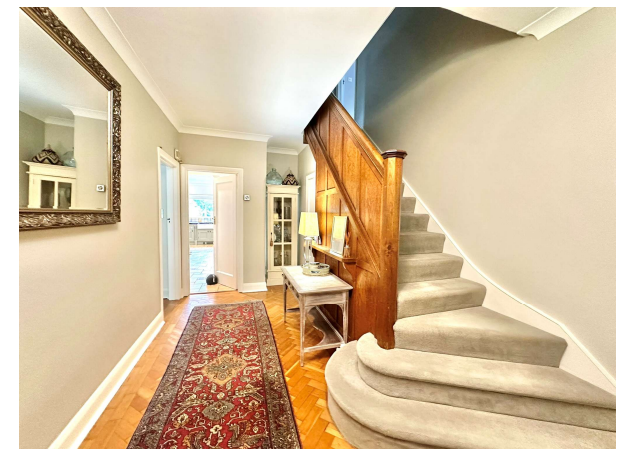
Accommodation and amenities

Reception Hall • Sitting Room • Dining Room • Family Room
• Breakfast Area • Kitchen • • Cloakroom • Master Bedroom
• Four Further Bedrooms • Three Bathrooms • Garage • Well
Established Rear Garden •

The property is situated in one of Epsom's most sought-after locations and is conveniently situated close to excellent commuter facilities. The M25 being only a short drive providing access to both Heathrow and Gatwick airports. Central London is accessed conveniently via the A3.

The mainline railway station 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 Racecourse is home of the world famous 'Derby' and the town is also within easy reach of the property.





This spacious five-bedroom elegant detached property with enviable Clive Christian style kitchen/diner and family area which carefully combines both period and contemporary features completed with French doors onto the patio and well-maintained rear garden.

Designed over two floors and providing a wealth of lateral living space, enjoying an east facing terrace and garden ideal for in and outdoor entertaining.

On the ground floor, leading from the reception hall are the principle reception rooms including the Sitting room, Family room, Dining room, study and the handmade, solid oak fitted kitchen. Lacanche 5 ring gas range, beautifully finished with splashbacks and granite work surfaces. Double Butler sink with mixer taps. Ample space for large American style fridge/freezer, washing machine tumble dryer and dishwasher.

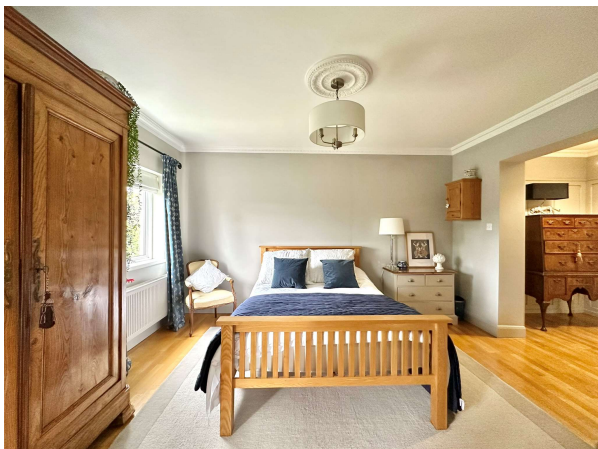
Study with polished wood flooring.

On the first floor is the master bedroom, four further double bedrooms two with en-suite bathroom and shower room and large family Victorian style bathroom, with cast iron roll top bath, spacious shower, wash hand basin and wc.

Outside the rear garden is well established, affording privacy to all sides, immediately to the rear of the property is a sun terrace with pathways to a lawned area with further seating area, herbaceous trees and shrubs.

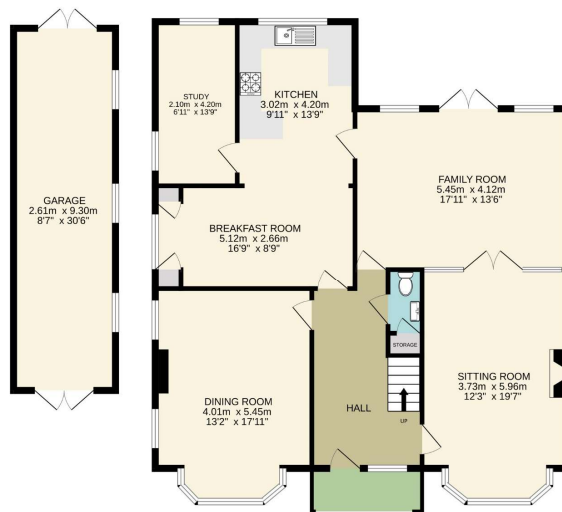
The garden enjoys a sunny easterly aspect, having been well maintained and providing generous outside living space. To the front: garden with inset flowering borders, off street parking and generous garage with shelving, separate power and lighting and barn door.

Asking Price £1,425,000 Freehold

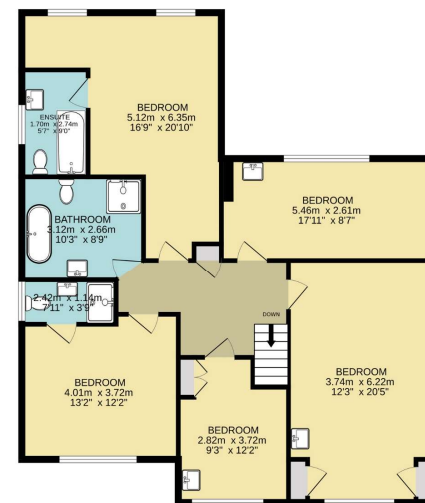


EPC: D

COUNCIL TAX: G



Ground floor
136.6 sq.m. (1470 sq.ft.) approx.



1st floor
107.8 sq.m. (1160 sq.ft.) approx.

TOTAL FLOOR AREA: 244.4 sq.m. (2630 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

