



The Old Walled Garden, Woodcote End, Epsom

Offers in Region of £3,250,000



The Old Walled Garden, Woodcote End

Epsom

Exceptional six/seven-bedroom Arts and Crafts home with landscaped gardens, cinema room and triple garage. Gated entrance set within historic walled garden near prestigious RAC, town centre, excellent schools, and transport links.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Rare Opportunity
- Stunning Arts & Crafts Residence
- Set Within Historic Walled Garden
- Cinema Room
- Well Appointed Kitchen/Dining/Family Room
- Luxurious Principal Suite
- Landscaped Gardens
- Triple Garage
- Approx. 1.3 Miles From Prestigious RAC
- Minutes To Town Centre & Station



This exceptional six/seven-bedroom detached residence presents a rare opportunity to acquire a truly outstanding Arts and Crafts home, beautifully positioned within a historic walled garden. The property seamlessly combines elegant architectural detailing with the comforts and sophistication of modern living, whilst benefiting from an impressive and comprehensive specification, incorporating a wealth of thoughtfully integrated features throughout.

A spacious and welcoming entrance hall leads to an impressive drawing room and a selection of further reception rooms, offering versatile accommodation that can be tailored to suit a variety of lifestyles. At the heart of the home is the beautifully appointed kitchen/breakfast/family room, creating a superb space for both relaxed everyday living and entertaining.

The luxurious principal suite comprises a generous bedroom, bespoke dressing area and sumptuous en-suite bathroom. Five further bedrooms, including guest suites, together with well-appointed family bathrooms, provide ample accommodation for family and visitors. A dedicated cinema room on the first floor provides an additional touch of luxury, complemented by an en-suite shower room and offering the flexibility to be used as a further bedroom suite, if desired. Practical amenities include a utility room, pantry, cloakroom and triple garage, providing excellent storage and parking.

The beautifully landscaped gardens are a particular highlight, creating a wonderfully private and tranquil setting. Manicured lawns, mature planting and thoughtfully designed borders provide an attractive backdrop for outdoor relaxation and entertaining. Electric gates enhance privacy and security, while the generous driveway offers additional parking alongside the triple garage.

The property is ideally situated approximately 1.3 miles from the prestigious RAC and just minutes from the town centre and station, providing convenient access to a wide range of amenities, highly regarded schools and excellent commuter connections.

Combining refined and versatile living accommodation with exceptional gardens and a highly desirable setting, this remarkable home represents a rare opportunity to acquire a property of considerable distinction, character and appeal.

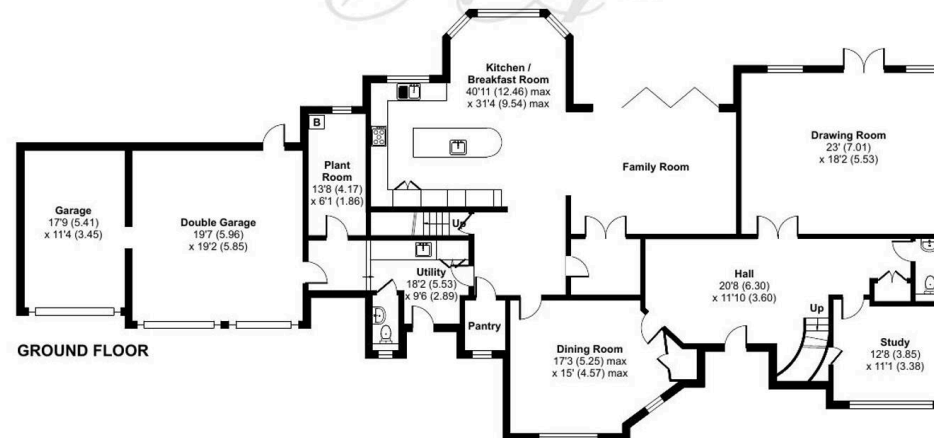
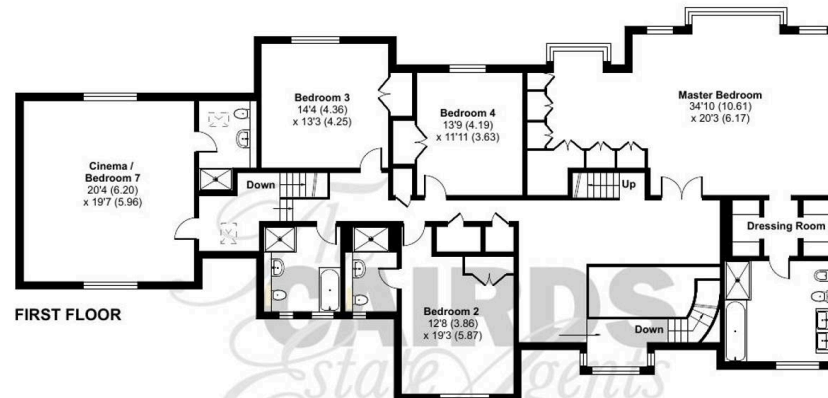
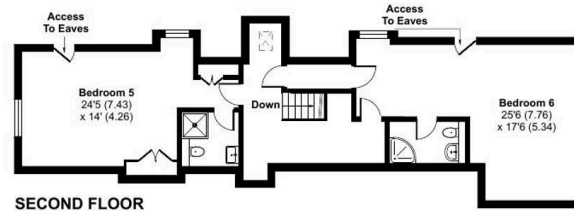
The Old Walled Garden, Woodcote End, Epsom, KT18

Approximate Area = 5952 sq ft / 552.9

Garages = 584 sq ft / 54.2 sq m

Total = 6536 sq ft / 607.1 sq m

For identification only - Not to scale







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