



West Hill, Epsom

Guide Price **£415,000**



West Hill

Epsom

Charming 18th-century Grade II listed cottage in sought after West Hill with no onward chain & scope for modernisation. Features period details, two bedrooms, two receptions, within a short walk of town centre & station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Grade II Listed
- No Onward Chain
- Requiring Modernisation
- 18th Century
- Sought After West Hill Area
- Stamford Green Conservation Area
- Original Features
- Secluded Garden
- Short Walk To Town Centre & Station



Occupying a coveted position within the highly sought-after West Hill area, just a short walk from the town centre and mainline station is this enchanting Grade II listed semi-detached cottage built in the early 1700's. Rich in history and overflowing with period charm, the property offers a rare opportunity to acquire a home of exceptional character, within the Stamford Green conservation area, with the potential to sympathetically enhance and modernise.

From the moment you step inside, the cottage showcases an abundance of original features, including exposed timber beams, inglenook fireplace, beautiful stone flooring, and an array of authentic period detailing, all combining to create a wonderfully warm and inviting atmosphere. The accommodation is both versatile and well-proportioned, comprising two elegant reception rooms that offer ideal spaces for both relaxed everyday living and entertaining, together with a separate kitchen that provides excellent scope for bespoke refurbishment. A ground floor bathroom completes the accommodation.

The first floor offers two charming bedrooms, each enjoying pleasant outlooks while continuing the property's timeless appeal through exposed beams and characterful architectural details.

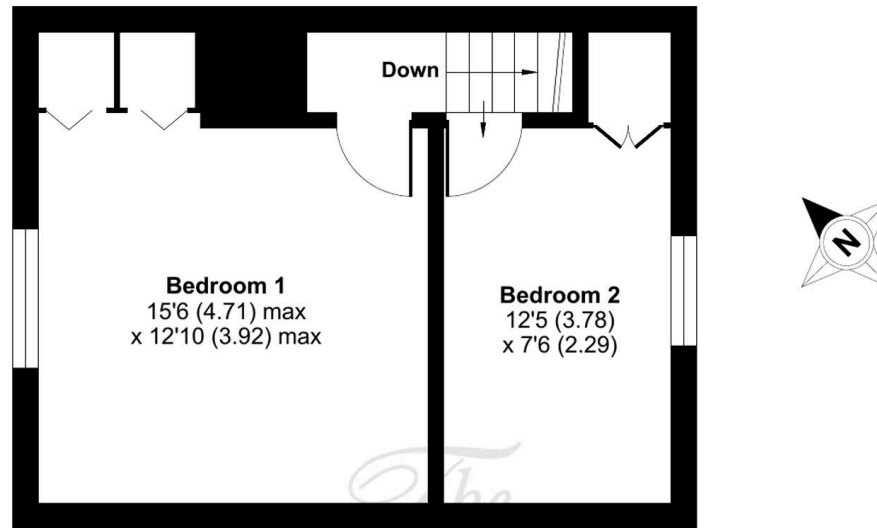
Now ready for a programme of sympathetic modernisation, this captivating home presents an exceptional opportunity to create a bespoke residence that seamlessly blends contemporary comforts with centuries of heritage. Homes of this calibre and provenance rarely become available, particularly in such a desirable location, making this an especially appealing proposition for those seeking a distinctive period property.

Early viewing is highly recommended to fully appreciate the unique character, remarkable potential and enviable setting of this exceptional Grade II listed cottage.

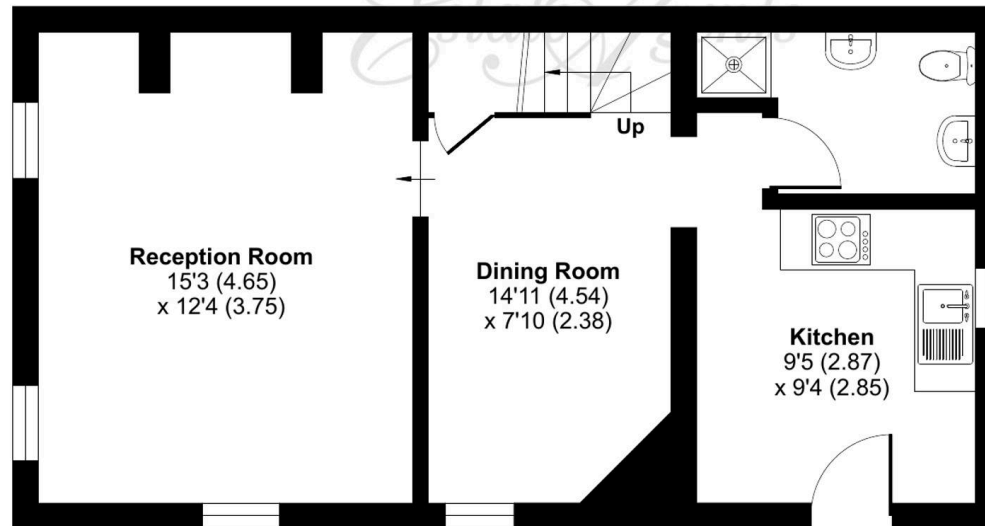
West Hill, Epsom, KT19

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Cairds The Estate Agents

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

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk