



Woodcote End, Epsom, KT18

6  4  3 

OFFERS IN EXCESS OF

£1,750,000
(£1,750,000)

Property details



Key features

- 5/6 Bedrooms
- Sitting Room
- Kitchen Breakfast Family Room
- Play Room
- Bathroom
- 3 Shower Rooms (2 Ensuite)
- Study
- Utility Room
- Entrance Hall
- Guest WC

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Description

This well presented and spacious 6 bedroom 4 bathroom detached house measures over 4000sq feet and is in a secluded location within easy reach of Epsom town centre and various schools. It has various reception rooms, plenty of parking, a wine cellar, and a wonderfully sunny west-facing garden. Situated within easy reach of Epsom town centre yet in a secluded location discreetly hidden behind a Grade II-listed wall, this wonderfully spacious family home measures in excess of 4000sq feet and offers superb living and entertaining space. One enters into a generous entry hall from which all the reception rooms lead and include a triple-aspect sitting room, a play room and a dining room, as well as a contemporary kitchen/breakfast/family room. The kitchen has high-spec appliances and features plenty of work and storage, and there are dining and seating areas making it the perfect space for entertaining and socialising. This leads into a study, utility room, shower and double garage, while stairs lead up into a games room or bedroom six; this section of the house could be easily reconfigured to create a self-contained one bedroom annex if required. The bedrooms on the upper floor are all a good size and each contain built-in wardrobes, with two featuring ensuite shower rooms in addition to a smart family bathroom which has both a shower and a bath. The house is wonderfully light and airy and is ideal for anyone looking for a property which has a real 'wow' factor. Outside in a small close of just three houses, the house has a front garden and off-street parking, while the private rear garden is laid mostly to lawn and bordered with a variety of trees, mature shrubs and plants. There is a full-width patio spanning the house which is the ideal spot for alfresco dining and being west-facing, the garden and patio – accessed from both the sitting room and the kitchen/ family room via bi-folding doors – benefit from sun throughout the day and well into the evening. Situation Berkeley Place is located just off Woodcote End, a little known no through road just off Chalk Lane in the heart of Epsom. There are various highly sought-after schools nearby including St Martin's, St Christopher's, Rosebery School for Girls and Epsom College, and both Epsom town centre with its array of shops, restaurants and leisure facilities as well as the green open spaces of the world famous Epsom Downs racecourse are within easy reach. Property Ref Number: HAM-30708 Additional Information Epsom and Ewell Council Tax Band H











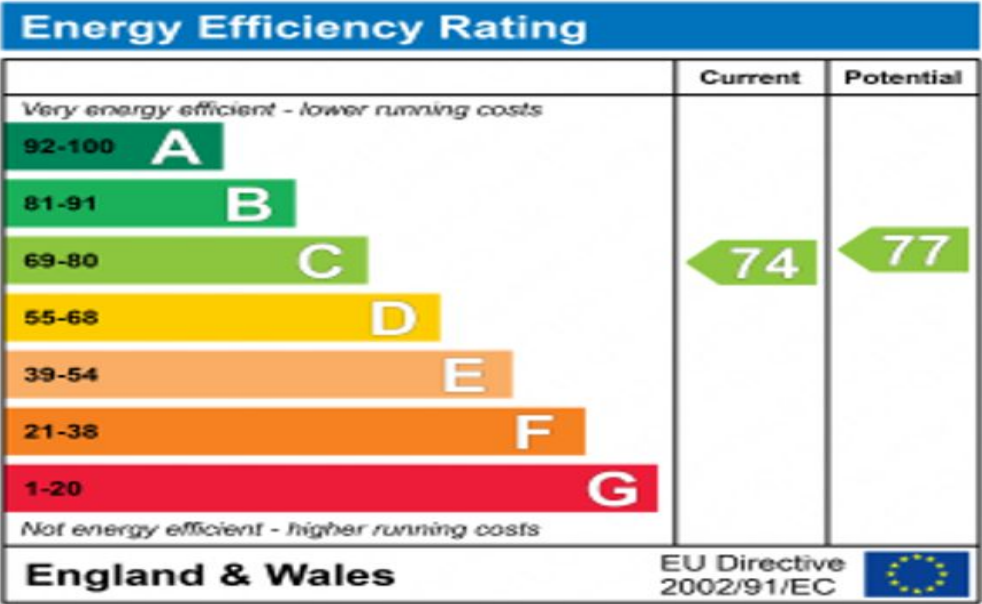












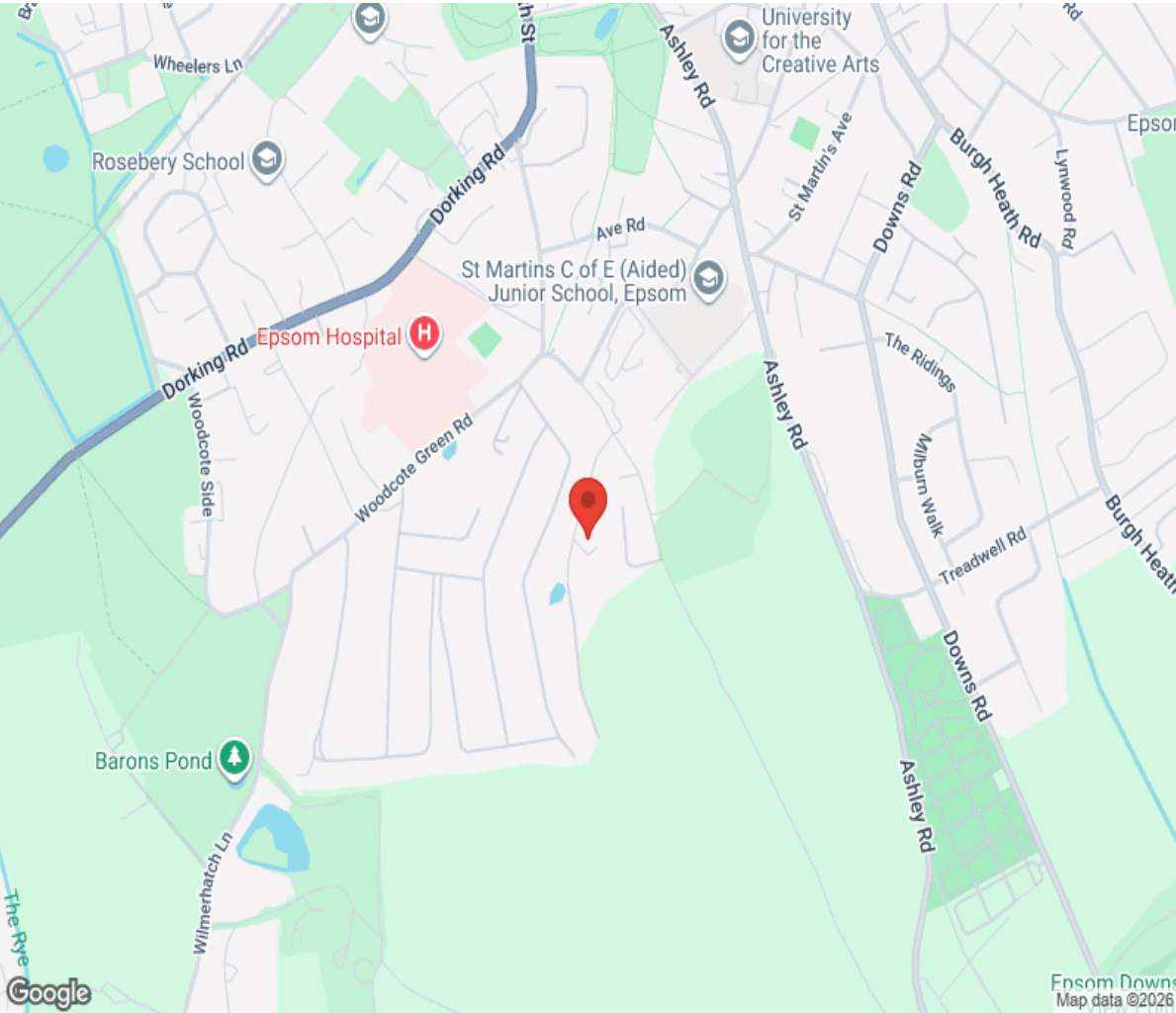
Floor plan

(Including Garage / Excluding Void)
Including Limited Use Area (22.3 sq m / 240 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Location



Hamptons

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