

The PERSONAL Agent

Woodcote Road

In Excess of £800,000

Woodcote Road

Epsom

- No onward chain
- Detached family home
- Bold gated plot
- Owned by one family 30+ years
- 1,567 sq ft of accommodation
- Four well-proportioned bedrooms
- 22ft bay-fronted lounge
- Secluded walled rear garden
- Large frontage & ample parking
- Exciting scope to extend

Occupying a bold, gated plot in one of Epsom's most sought after and convenient locations, Willow Cottage presents a particularly exciting opportunity to create a spectacular detached family home.

Having been owned by the same family for over 30 years and offered to the market with no onward chain, this substantial 1,567 sq. ft property provides a genuine blank canvas for a purchaser looking to remodel, refurbish and potentially extend, subject of course to the necessary planning consents.









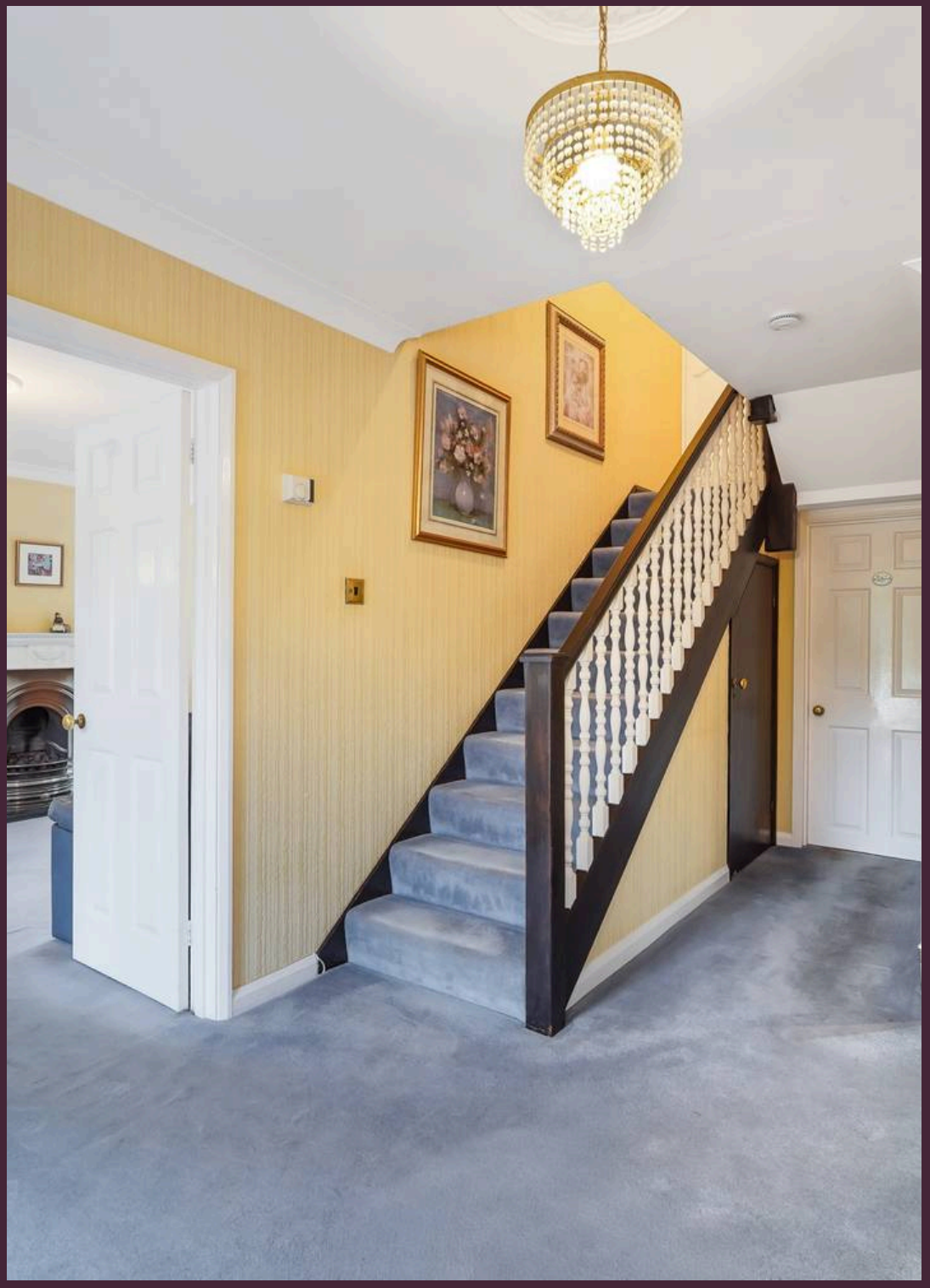


Description

The property is approached via a large frontage providing parking for several cars, with further scope to create additional parking if required. Full brick walled boundaries give the house an attractive sense of privacy and seclusion, while the detached layout and easterly facing rear garden provide an excellent foundation for a future transformation. The combination of plot, position and existing accommodation makes this an unusually versatile proposition for those looking to create a home tailored entirely to their own requirements.

Inside, a covered porch opens into a particularly spacious entrance hall, from which every ground floor room leads off. Double doors to the left open into a 22ft, bay fronted lounge running from front to rear, with sliding doors providing direct access onto the rear patio. To the right, a further pair of double doors lead into the bay fronted dining room, which currently incorporates a lift installed by the existing owners. This could be decommissioned relatively simply and at modest cost, subject to the relevant requirements.

To the rear is a kitchen with space for a small breakfast table, while a downstairs WC completes the ground floor. Upstairs are four well proportioned bedrooms, together with a family bathroom and an ensuite shower room serving the principal bedroom. There is also an integral garage, with a rear door leading through to a useful store room. Outside, the secluded rear garden is enclosed by attractive brick walls and offers a private setting with plenty of scope to reimagine the garden alongside any future alterations to the house. With its generous frontage, substantial existing accommodation and potential for extension and reconfiguration, the property offers the rare opportunity to take an established detached home and turn it into something truly exceptional.



Most importantly, Willow Cottage combines the ingredients that are increasingly difficult to find in Epsom: a detached house, a substantial plot, generous parking, four bedrooms, a private garden and considerable potential, all in a highly central position. Offered with no onward chain, this is a property where the next owner can bring their own vision and create a spectacular long term family home. Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors. On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy. Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.
Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









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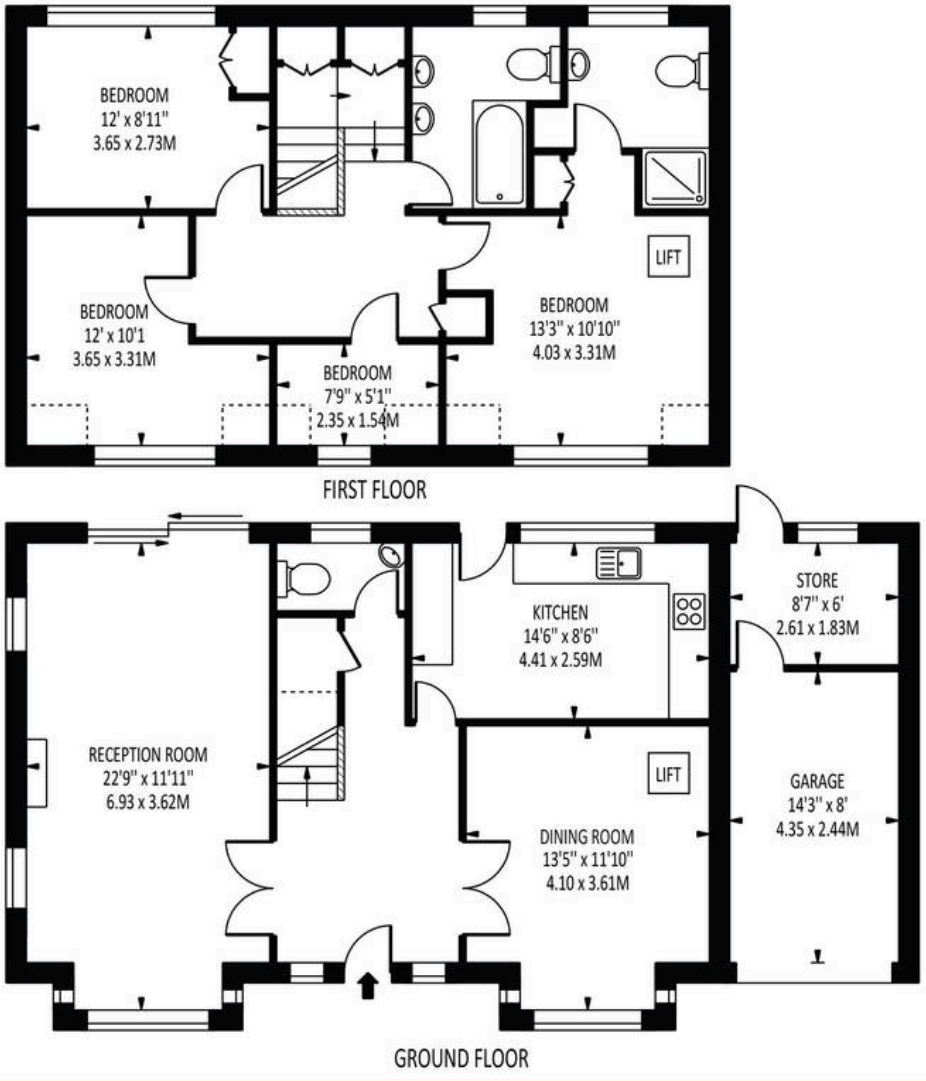
Willow Cottage, Woodcote Road

Total Area: 1567 SQ FT • 145.54 SQ M
(Including Restricted Height Area, Garage & Store)
Restricted Height Area : 30 SQ FT • 2.76 SQ M
Garage & Store Area : 167 SQ FT • 15.50 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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