



The Lodge, Epsom, KT18 7QQ



£365,000

Freehold

- Modern Semi-detached cottage
- Conservation area
- No ongoing chain
- Stunning Living room
- High ceilings with galleried bedroom/lounge
- Further double bedroom
- Fitted kitchen
- White bathroom
- Two parking spaces
- Short walk from High Street & Station

The Personal Agent are proud to present this individual purpose-built two bedroom cottage that was completed in 1982, located within the grounds of Woodcote Hall and just short walking distance of Epsom town centre, railway station and Rosebery Park.

The property benefits from an amazing feel with some stand out features that really deliver the wow factor. Accommodation comprises private front door opening into the entrance hall, stunning living/dining room with 15ft ceilings and stairs up to a galleried bedroom/lounge which is currently being used as a TV lounge, fitted kitchen, downstairs double bedroom and a white bathroom suite.

Further noteworthy points include two allocated parking spaces, gas central heating, sash windows and use of the mature communal gardens of Woodcote Hall.

Viewing is recommend to fully appreciate this rarely available and unusual character home. Sole agent.



The property is offered with no ongoing chain and is presented to a high standard throughout and benefits from a wealth of character and charm with high ceilings and sash bay windows and easy access to the communal grounds of Woodcote Hall at the rear.

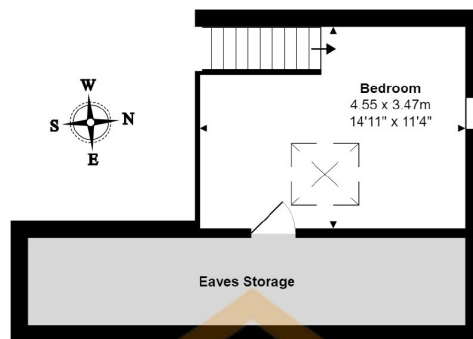
Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. This excellently positioned semi-detached cottage benefits from spacious accommodation, a good amount of storage and an abundance of natural light, not to mention that it is unique, quirky and utterly charming.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

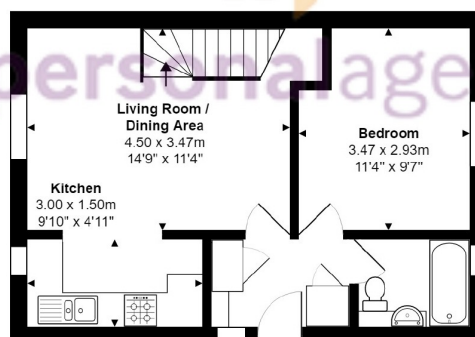
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.







Mezzanine



Ground Floor

The Lodge, Woodcote Road, Dorking Road, Epsom

Total Area: 55.4 m² ... 597 ft² (excluding eaves storage)

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