



Sunnybank, Epsom, Surrey KT18 7DX

Guide Price £1,150,000 Freehold

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- DETACHED CHALET STYLE HOME
- SOUGHT AFTER PRIVATE WOODCOTE ESTATE
- THREE SEPARATE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & SEPARATE W.C.
- TWO EN-SUITE BEDROOMS
- THREE FURTHER BEDROOMS & FAMILY BATHROOM
- LANDSCAPED REAR GARDEN & SIDE ACCESS
- DOUBLE GARAGE WITH FURTHER UTILITY AREA
- OFF STREET PARKING FOR SEVERAL CARS.

**Tudor House, 66 The Street
Ashted Surrey
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The Property Situated within the ever popular Private Woodcote Estate but remaining conveniently only approx 1 mile (1.03miles) to Epsom mainline station and town centre shops, is this detached chalet style home which has been modernised by the current vendors over time to provide a wealth of generous and adaptable accommodation.

A substantial wooden front door leads to a welcoming entrance hall with decorative leaded light windows, cloaks cupboard and a smart recess ideal for console table. The downstairs accommodation comprises three separate reception rooms to include a dining room with angular bay, a snug/study also with angular bay and fitted storage and a stunning double aspect living room with Stovax modern multi-fuel burner which has been extended to include a vaulted sun room with views over and access to the garden. Also overlooking the garden is a well designed 'L' shape kitchen breakfast room with ample storage cupboards, granite worksurfaces, Rangemaster oven with hob over and an integrated dishwasher whilst still providing ample space for dining table and chairs next to double doors to the garden. An internal door also leads to the garage. The kitchen is complimented by a separate utility room with sink, space for white goods, and adjoining w.c.. A rising staircase from the hallway leads to the spacious first floor landing with window overlooking the garden. Three bedrooms are complimented by a family shower room and a further two bedrooms; one of which enjoys a walk-in wardrobe and en-suite shower room and the other benefits from an en-suite bathroom.

The garden has been carefully landscaped to include a patio area, leading to a pretty rockery, section of lawn and woodland style area beyond. Mature boundary hedges create a great deal of seclusion and ample space either side of the property offers opportunities to extend (subject to planning permission) or for use as seating areas. Side access leads to the front garden with brick paviour driveway leading to a spacious double garage with electric up and over door and additional utility area to the rear. This attractive property is further enhanced by a magnificent magnolia tree on the front lawn.

EPC **E** & Council

Tax Band **G**

Situation Sunnybank is a prized Private road within the highly desirable Woodcote Park Estate just 0.5 miles from the RAC Golf & Country Club.

Both Ashted village and Epsom town centre with its excellent local shopping facilities are close by and the main line station provides services to London Waterloo and Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

There are many well considered schools to hand in both the private and state sectors, including City of London Freeman's School in nearby Ashted Park which is within walking distance of the property, St. Giles Infant School, Rosebery and Stamford Green.

There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in the nearby town of Epsom. Both road and off-road cycling are popular in the area together with extensive walking and riding pursuits.

Junction 9 of the M25 is within 3 miles (4.8km) which provides easy access to both Gatwick and Heathrow airports and the national motorway network.

PGA1741





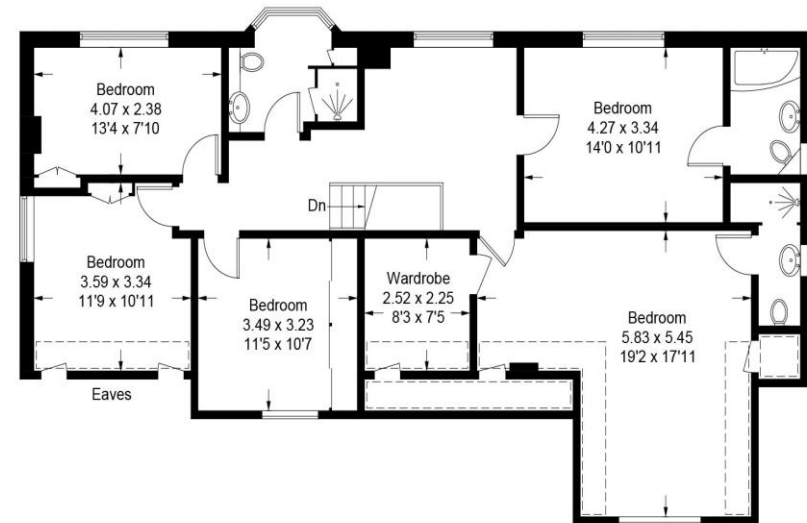
Approximate Gross Internal Area = 251.3 sq m / 2705 sq ft
(Including Garage / Excluding Eaves)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID737829)

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