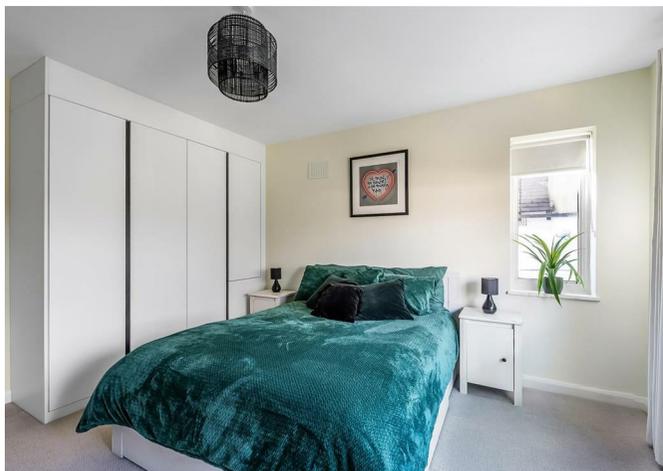




7 Cedar Hill, Epsom, Surrey, KT18 7BP

Price Guide £1,225,000



- DETACHED FAMILY HOME
- FAMILY BATHROOM
- FOUR FURTHER BEDROOMS
- DRIVEWAY PARKING
- CLOSE TO SCHOOLS

- LUXURY PRINCIPAL BEDROOM SUITE
- IMPRESSIVE KITCHEN/FAMILY ROOM
- LUXURY CABIN WITH CLIMATE CONTROL
- SOUGHT AFTER ROAD
- GOOD TRANSPORT LINKS

## Description

An open storm porch covers the front door which leads into a welcome and spacious hallway. Here there is ample understairs storage and doors to a well appointed study/office and a bright reception room overlooking the front, currently enjoyed as a playroom. The dual aspect lounge to the rear benefits from a log burning stove and patio doors opening directly onto a decked al-fresco dining area.

At the heart of this striking home is its feature kitchen/breakfast/family room. Extended with bi-folding doors to two sides of a vaulted family/dining area and over looking the well maintained garden, there is ample space for comfortable seating and dining furniture to suit. The Schmidt kitchen offers ample wall and base units with coordinated worktops housing a range of integrated appliances and is complemented by a spacious utility room, with direct garden access.

The first floor boasts four bedrooms, two with built in storage and one complemented by an en-suite shower room. A good sized family bathroom serves the other three bedrooms on this floor. The second floor is flooded with natural light via sky lights. This recently constructed space in this desirable home makes up a luxury principal suite, which comprises of a spacious double bedroom, climate control unit, a large en-suite complete and a separate dressing room. There is also easily accessed, spacious eves storage on this floor.

Outside the enclosed well maintained family garden is mostly laid to lawn with a raised decked area, minimal select planting and a patio area. A pathway leads to the recently installed luxury insulated cabin, featuring integral blinds to the windows; air conditioning, underfloor heating as well as a separate spacious storage area and open log store. A rear gate provides quick, semi-exclusive access to Epsom Town, whilst a side gate, via a sheltered pathway, leads to a good size driveway, framed by pretty walls and planting.



## Situation

Cedar Hill is a prized Private road within the highly desirable Woodcote Park Estate just 0.5 miles from the RAC Golf & Country Club. The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a wide choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses. Both road and off-road cycling are popular in the area together with extensive walking and riding pursuits.

Both Ashted village and Epsom town centre with their excellent local shopping facilities are close by as are their main line stations, providing services to London Waterloo and Victoria. 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.

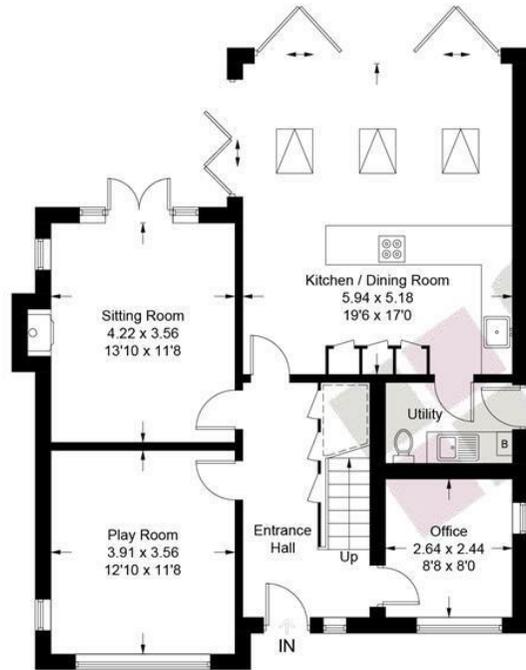
There are many well considered schools to hand in both the private and state sectors, including City of London Freeman's School in nearby Ashted Park which is within walking distance of the property, St. Giles Infant School, Stamford Green Primary school, St Martin Infant and Junior School and Rosebery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

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F

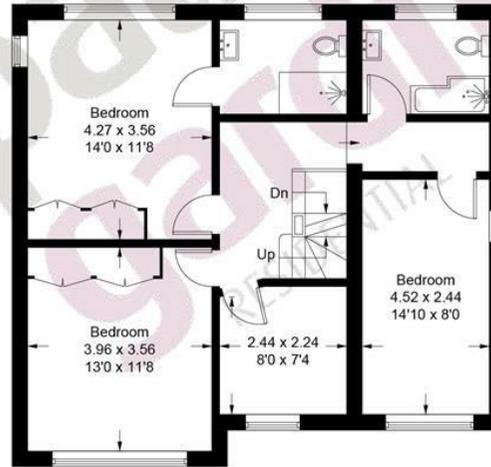
Approximate Gross Internal Area = 189.4 sq m / 2039 sq ft  
 Outbuilding = 21.4 sq m / 230 sq ft  
 Total = 210.8 sq m / 2269 sq ft



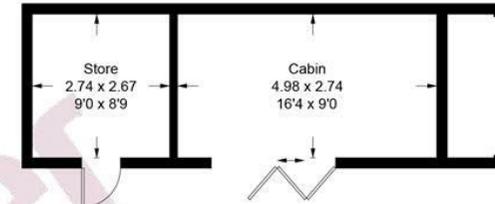
 = Reduced headroom below 1.5m / 5'0"



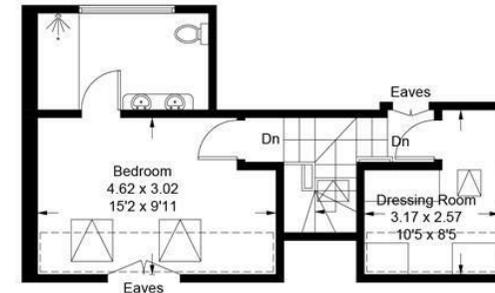
Ground Floor



First Floor



Outbuilding  
 (Not Shown In Actual Location / Orientation)



Second 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. (ID1283257)

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