



**BEECH COTTAGE,** NORTH LOOE, EPSOM SURREY, KT17

**£850,000**

FREEHOLD

**Winkworth**





## BEECH COTTAGE

NORTH LOOE, EPSOM, SURREY, KT17

**‘BEECH COTTAGE’ IS A DELIGHTFUL COTTAGE  
STYLE THREE BEDROOM SEMI-DETACHED  
HOUSE IN A SEMI RURAL LOCATION,  
OCCUPYING A GENEROUS PLOT WITH A SIDE  
GARDEN.**

The North Looe Estate is a little-known backwater of Epsom, and the property is within the catchment area for several well-regarded schools for all age groups. It is ideally situated for local shops and amenities, within walking distance to Epsom Downs Train Station, and minutes from Epsom Racecourse. Banstead Village and Epsom Town Centre offer a more comprehensive selection of restaurants and shops, and are both just under 2 miles away.



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Offering three double bedrooms and two bathrooms, this lovely property occupies a generous plot in a quiet setting. Whilst some areas of the property need updating, the house does have double glazing throughout, gas central heating, and some rooms have been re-plastered.

The property has been extended in the past, but still retains a cosy cottage feel to it, and still has some original doors and fireplaces. The ground floor briefly comprises; entrance hall/lobby, light and spacious front living room with a feature fireplace, a second triple aspect reception room which has been used as a living room and dining room, a fitted kitchen/breakfast room to the rear with a range of high and low level units, ample worktop space, and a breakfast bar. There is also a large extension/conservatory which has sliding patio doors opening onto the patio. The front reception room which is currently used as a home office and a downstairs WC complete the ground floor.

The first floor offers three double bedrooms with the principal bedroom benefiting from an ensuite shower room, and the other two doubles served by a family bathroom.

To the front of the property there is an ample driveway allowing parking for several vehicles as well as access to the side garden.

The rear garden has a private and secluded feel with mature hedge borders, and has a wonderful view across rolling fields. A patio adjacent to the house with an attractive balustrade is an ideal area for a BBQ maximising the view of the surrounding greenbelt countryside.

This house offers a fantastic opportunity for someone to create a beautiful family home in a rarely available setting.



## BANSTEAD OFFICE

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### AT A GLANCE...

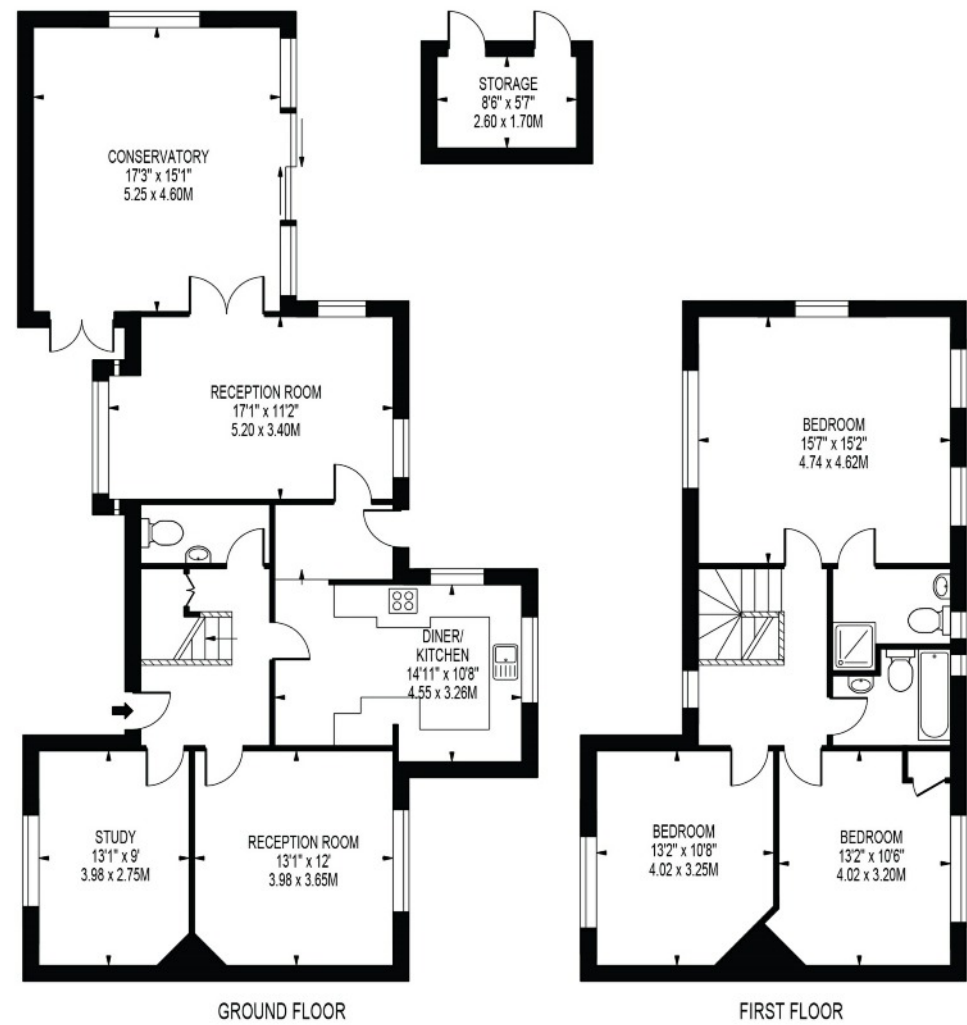
- Entrance Hall/Lobby
- Living Room - 13'1" x 12'0" (3.98m x 3.65m)
- Reception Room - 17'1" x 11'2" (5.20m x 3.40m)
- Kitchen/Breakfast Room - 14'11" x 10'8" (4.55m x 3.26m)
- Conservatory - 17'3" x 15'1" (5.25m x 4.60m)
- Study - 13'1" x 9'0" (3.98m x 2.70m)
- Downstairs WC
- Bedroom 1 - 15'7" x 15'2" (4.74m x 4.62m)
- Ensuite Shower
- Bedroom 2 - 13'2" x 10'8" (4.02m x 3.25m)
- Bedroom 3 - 13'2" x 10'6" (4.02m x 3.20m)
- Bathroom
- Garage 1 - 59'1" x 17'9" (18.00m x 5.40m)
- Garage 2 - 29'6" x 26'3" (9.00m x 8.00m)
- Storage Unit - 8'6" x 5'7" (2.60m x 1.70m)
- Rear Garden & Large Plot of 0.56 Acres
- Council Tax Band - E





# BEECH COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1753 SQ FT - 162.88 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 48 SQ FT - 4.42 SQ M



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 OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 60 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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for every step...