



**KENSWORTH**, NORTH LOOE, EPSOM SURREY, KT17

**£675,000**

FREEHOLD

**Winkworth**







## KENSWORTH

NORTH LOOE, EPSOM, SURREY, SM7

**‘KENSWORTH’ IS A DELIGHTFUL COTTAGE  
STYLE THREE BEDROOM SEMI-DETACHED  
HOUSE IN A SEMI RURAL LOCATION,  
OCCUPYING A PLOT OF APPROXIMATELY 0.5  
ACRES.**

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. The property occupies a good plot, and has the potential to be extended subject to planning consent.





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Built in 1911 by Surrey County Council, this property was originally part of the smallholding scheme inspired by Lloyd George to provide soldiers returning from war with a new life living off the land.

Now offered with no onward chain, the current family have lived in the house for 50 years. Whilst some areas of the property need updating, the house does have double glazing throughout, gas central heating, some rooms have been replastered, and it has been fully rewired in recent times.

The property has a cosy cottage feel to it and has not been altered greatly since its construction, and still has original doors and fireplaces. The property briefly comprises; entrance hall/lobby, light and spacious front living room with a feature fireplace, a second reception room which has been used as a dining room, a modern kitchen/breakfast room to the rear with a range of high and low level units, ample worktop space, and a single door to the conservatory, which in turn leads out into the large garden. A downstairs shower room completes the ground floor.

The first floor offers three bedrooms with built-in wardrobes, and one has its original fireplace.

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

The fabulous rear garden has a private and secluded feel with mature hedge borders, and has a south east aspect. A patio adjacent to the house runs the width of the property, which is an ideal area for a BBQ and seating overlooking the extensive lawn.

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 - 14'6" x 14'6" (4.42m x 4.42m)
- Dining Room - 12'6" x 9'0" (3.82m x 2.75m)
- Kitchen/Breakfast Room - 11'6" x 9'9" (3.50m x 3.00m)
- Conservatory - 10'9" x 7'3" (3.76m x 2.20m)
- Downstairs Shower Room
- Bedroom 1 - 14'6" x 14'6" (4.42m x 4.42m)
- Bedroom 2 - 10'9" x 9'0" (3.27m x 2.75m)
- Bedroom 3 - 11'6" x 8'9" (3.50m x 2.65m)
- Garage 1 - 16'9" x 10'9" (5.07m x 3.25m)
- Garage 2 - 15'0" x 7'9" (4.55m x 2.40m)
- Rear Garden - 80' (24.4m) approximately
- Storage Sheds
- Council Tax Band - E





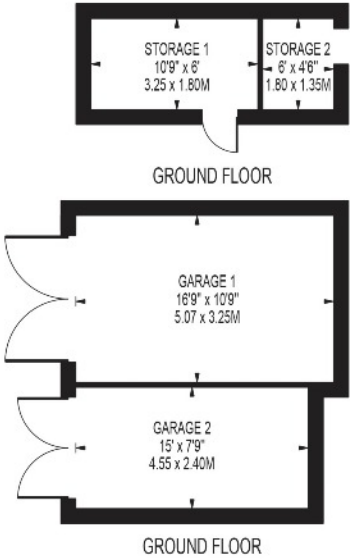
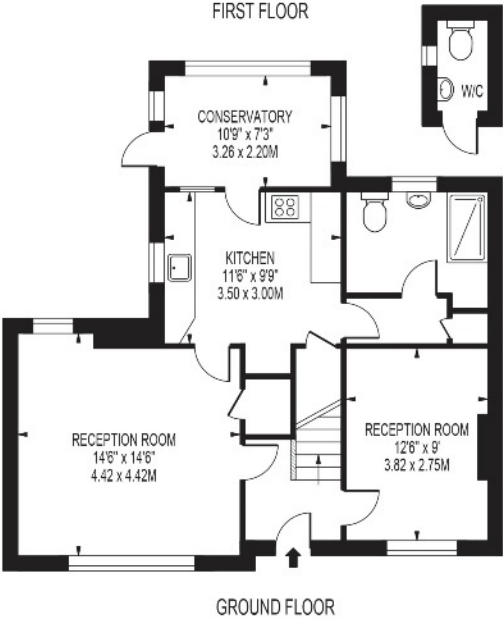
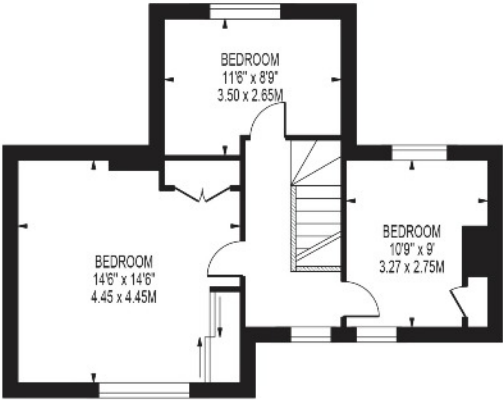




KENSWORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1180 SQ FT - 109.65 SQ M  
(EXCLUDING GARAGE 1, GARAGE 2, STORAGE 1, STORAGE 2 & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 177 SQ FT - 16.48 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 118 SQ FT - 10.92 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 1: 63 SQ FT - 5.85 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 2: 26 SQ FT - 2.43 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             |         |           |
| 55-68 | D             | 68 D    | 81 B      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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## Banstead office

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