



2 bed semi-detached house to buy in KT19

West Hill, Epsom, KT19 8JN

£315,000 Starting Bid

🛏 x 2 🚿 x 1 🚗 x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Grade II Listed
- ✓ No Onward Chain
- ✓ Requiring Modernisation
- ✓ 18th Century
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £ 315,000.

Charming 18th-century Grade II listed cottage in sought-after West Hill with no onward chain & scope for modernisation. Features period details, two bedrooms, two reception rooms, within a short walk of the town centre & station.

Occupying a coveted position within the highly sought-after West Hill area, just a short walk from the town centre and mainline station is this enchanting Grade II listed semidetached cottage built in the early 1700's. Rich in history and overflowing with period charm, the property offers a rare opportunity to acquire a home of exceptional character, within the Stamford Green conservation area, with the potential to sympathetically enhance and modernise. From the moment you step inside, the cottage showcases an abundance of original features, including exposed timber beams, inglenook fireplace, beautiful stone flooring, and an array of authentic period detailing, all combining to create a wonderfully warm and inviting atmosphere. The accommodation is both versatile and well-proportioned, comprising two elegant reception rooms that offer ideal spaces for both relaxed everyday living and entertaining, together with a separate kitchen that provides excellent scope for bespoke refurbishment. A ground floor bathroom completes the accommodation. The first floor offers two charming bedrooms, each enjoying pleasant outlooks while continuing the property's timeless appeal through exposed beams and characterful architectural details. Now ready for a programme of sympathetic modernisation, this captivating home presents an exceptional opportunity to create a bespoke residence that seamlessly blends contemporary comforts with centuries of heritage. Homes of this calibre and provenance rarely become available, particularly in such a desirable location, making this an especially appealing proposition for those seeking a distinctive period property. Early viewing is highly recommended to fully appreciate the unique character, remarkable potential and enviable setting of this exceptional Grade II listed cottage

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £315,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1700

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

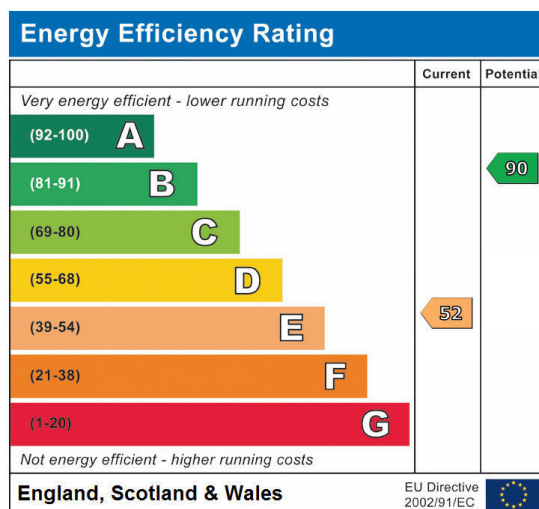
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



West Hill, Epsom, KT19 8JN

Contact your local branch today for more information on this property:

Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>

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