



Woodcote End, Epsom KT18 7BB

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A Rare And Refined Gated Residence In A Historic Setting.

V&H Homes are delighted to present this outstanding and substantial seven-bedroom family home, built in 2011 by the highly regarded local developer BWL Estates, and located within an exclusive, gated enclave in central Epsom. Positioned behind a striking listed brick wall dating back centuries, this immaculately maintained residence offers over 6,500 sq. ft of exceptional accommodation across three floors, seamlessly combining timeless architectural design with elegant contemporary living.

Over 6,500 Sq. Ft

Private Gated Plot

Historic Listed Garden Wall

Seven Double Bedrooms

Luxurious Principal Suite

Cinema Room / Bedroom Seven

Landscaped Wraparound Gardens

Triple Garage & Driveway

Walk To Town & Station

EPC Rating: C





Set within the original walled gardens of Woodcote Place, the home enjoys an enviably discreet and private position in one of Epsom's most historically rich and picturesque locations. Despite the tranquil, semi-rural feel, the property is just a short walk from Epsom station and town centre, and moments from the world-famous Epsom Downs Racecourse.

Upon entry, the home opens to an impressive double-height entrance hall with a sweeping staircase, setting the tone for the generous proportions and exquisite finishes found throughout. At the heart of the ground floor is a magnificent kitchen/breakfast room, featuring bespoke cabinetry, granite worktops, and a sociable central island. Open-plan to the kitchen/breakfast room is a spacious family room with bi-fold doors leading out to the rear sun terrace and landscaped gardens. The ground floor also includes a formal drawing room with an open fire and garden views, a dining room, a study, a plant room, and a large utility room.

Upstairs, the principal suite is of outstanding scale and luxury, boasting a dressing room, en-suite bathroom and serene views across the private grounds. There are three further well-appointed bedrooms, one with en-suite bathroom, a family bathroom and a versatile bedroom/cinema room, ideal for au-pair, teenage suite or guest accommodation. The top floor provides two further double en-suite bedrooms.

The beautifully landscaped gardens wrap around the property, offering multiple sun terraces positioned to capture morning, afternoon and evening light, and are bordered by the ancient listed wall on two sides, giving a profound sense of history, seclusion and charm. The triple garage and generous driveway complete the picture.

This is an outstanding home in an exceptional location – an incredibly rare opportunity to purchase a property of this calibre in such a prestigious and discreet setting.



1, The Old Walled Garden, Woodcote End, Epsom, KT18

Approximate Area = 5952 sq ft / 552.9

Outbuilding = 584 sq ft / 54.2 sq m

Total = 6536 sq ft / 607.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for V&H Homes. REF: 1285085



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