



Longdown Lane North, Epsom

The **PERSONAL** Agent

# Guide Price £1,235,000

## Freehold

- Generous 0.23 acre overall plot
- 110ft x 59ft South/Westerly garden
- Stunning detached family home
- Four spacious & bright bedrooms
- Handmade Neptune fitted kitchen/diner
- Granite tops & Fisher & Paykel appliances
- 21 x 13ft Lounge / Dining Room
- Two bathrooms, dressing room & D/s W.C
- No onward chain, swift move possible
- Carriage driveway & attached garage

Offered to the market with no onward chain and the ability to facilitate a swift move, this exceptional detached family home occupies a generous 0.23 acre plot and enjoys a glorious 110ft x 59ft South/Westerly facing rear garden.

Positioned fronting a small green within a quiet slip road off Longdown Lane North, the setting offers a rare blend of privacy and community, moments from the prestigious Epsom College and within the catchment of Wallace Fields Infant and Junior Schools (Ofsted Outstanding).

From the welcoming central entrance hall, with its original parquet flooring, the home's warmth and quality are immediately apparent. Beautifully presented and thoughtfully arranged, the property provides over 2,158 sq ft of flexible, well-balanced accommodation perfectly suited to modern family life.

At the heart of the home is the stunning kitchen/dining/family space, an impressive, sociable environment ideal for everyday



living and entertaining. The kitchen is handmade by Neptune, complemented by dark granite worktops and a full suite of premium Fisher & Paykel appliances. A breakfast bar, Belfast double sink, additional vegetable prep sink and underfloor heating throughout enhance both comfort and practicality, alongside excellent storage. A door opens onto the terrace, creating seamless flow to the sun-drenched garden.

The double aspect living room is an elegant, beautifully proportioned space, filled with natural light from the wide rear doors and charming leaded bay to the front. Deep blue panelled walls are offset by the warmth of the original herringbone parquet flooring. A carved stone fireplace with gas inset forms the focal point, while generous proportions allow for multiple seating areas and a defined music corner, creating a refined yet welcoming atmosphere.

Upstairs, the accommodation is led by a superb bay fronted principal bedroom, creating a calm and luxurious retreat. It features a contemporary inset fireplace, bespoke style wood

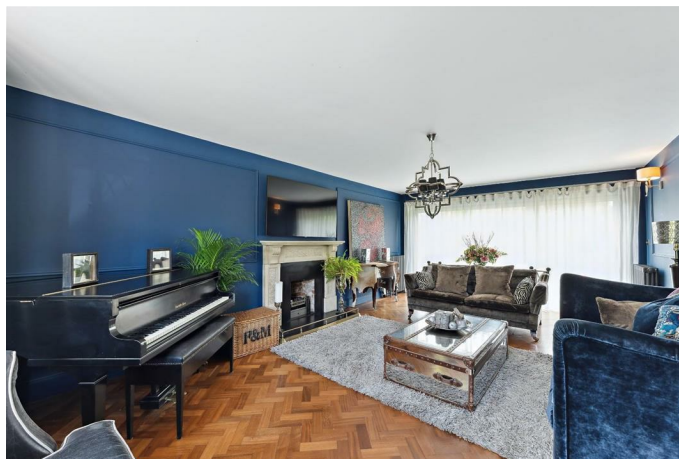
slatted detailing and a generous dressing room, delivering a boutique hotel feel. A sleek, fully tiled modern ensuite completes the suite, with freestanding bath, walk-in shower and brass fittings.

Three further well proportioned bedrooms provide flexibility for family living, guests or home working, served by a stylish contemporary family bathroom.

Externally, the carriage driveway provides ample parking in addition to the attached garage, while the South/Westerly garden extending to approximately 110ft x 59ft enjoys excellent privacy and sunlight. The overall 0.23 acre plot also offers scope for further extension, subject to the usual planning consents.

A truly impressive family home in an outstanding position, offered chain free and ready to move into.

Tenure: Freehold  
Council Tax Band: G





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## Longdown Lane North

Total Area: 2208 SQ FT • 205.15 SQ M  
 (Including Garage)  
 Garage Area : 258 SQ FT • 23.96 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>64</b>
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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