Longdown Lane South, Epsom

The PERSONAL Agent

Guide Price £1,050,000

Freehold

- No onward chain
- Detached family home on 0.36 acre plot
- 2656 sq ft of accommodation
- Large frontage with parking for many cars
- Three dual aspect receptions
- Four double bedrooms
- Upstairs bathroom and d/s shower room
- Rear garden is 115 ft x 80 ft and Easterly Facing
- Detached double garage
- Catchment of excellent schools

Often the words "rare" and "gem" are thrown around quite casually when writing property descriptions, but they feel particularly appropriate when considering this substantial detached family home on Longdown Lane South. Enjoying an enviable position overlooking the 18th hole of Epsom Golf Club, this is a property that combines generous proportions, a wonderful setting and the sort of outside space that is increasingly difficult to find.

Having been a much loved home for the current owner for the last 30 years, The Personal Agent is delighted to introduce this impressive residence, which offers approximately 2,656 sq. ft of accommodation and occupies a plot extending to around 0.36 of an acre. Offered for sale with no onward chain, the property provides an excellent opportunity for a family looking to create their own vision with a long term home in a highly desirable Epsom location.

From the moment you arrive, there is an immediate sense of scale. A large frontage, measuring approximately 65ft x 80ft, provides extensive off street parking, while a separate double garage and additional storage offer excellent practicality. A substantial porch opens into an imposing hallway, setting the tone for the well proportioned accommodation beyond. The ground floor is centred around three dual aspect reception rooms, providing plenty of flexibility for both everyday family life and entertaining, together with a useful utility room with side access and a downstairs shower room.

At the heart of the home is the impressive 16ft x 13ft kitchen/breakfast room, positioned towards the rear and featuring a vaulted ceiling that adds a wonderful sense of volume. Large windows provide a pleasant outlook across the garden, making this a natural space for relaxed breakfasts, family meals or simply enjoying the changing seasons. The three reception rooms meanwhile offer scope to create separate living, dining, playroom or home working spaces, allowing the accommodation to adapt easily to the needs of a modern family.

Upstairs, the sense of space continues with a vast landing leading to four genuine double bedrooms. Two of the bedrooms benefit from attractive bay windows, while the rear bedrooms enjoy beautiful views across the mature garden. The family bathroom is well equipped with both a walk in shower and separate bath, complemented by a separate WC, providing the practicality expected of a home of this size.

Outside is where this property really comes into its own. The rear garden measures approximately 115ft x 80ft and enjoys an Easterly aspect, providing an exceptional amount of space for children to play, entertaining during the warmer months or simply relaxing in the peace and privacy of your own surroundings.

The outlook over the 18th hole of Epsom Golf Club creates an especially attractive backdrop, while the generous frontage, extensive parking and double garage complete a property that offers an enviable combination of accommodation, outside space and setting. With no onward chain and such a well established history as a family home, early viewing is strongly advised.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Freehold
Council Tax Band - G

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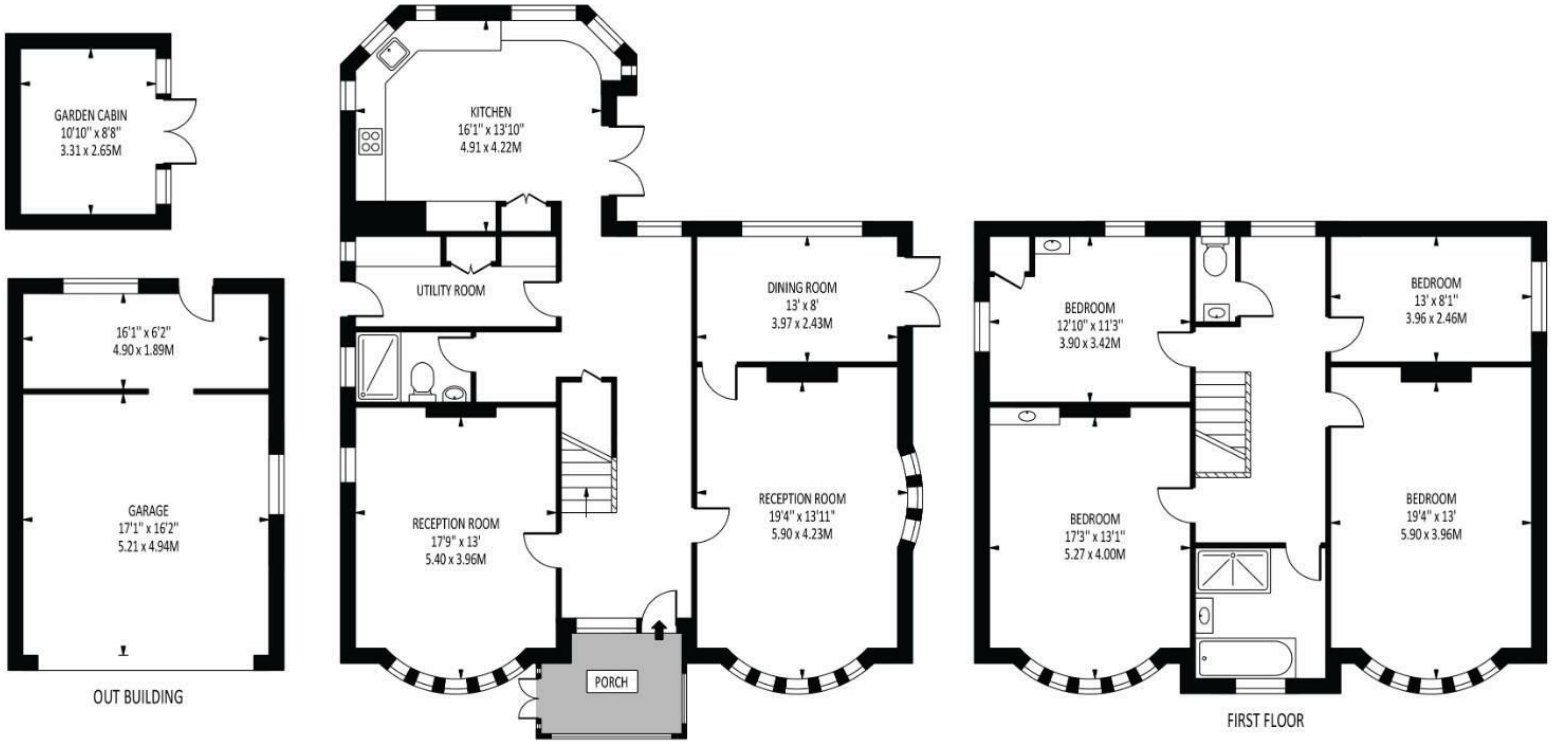
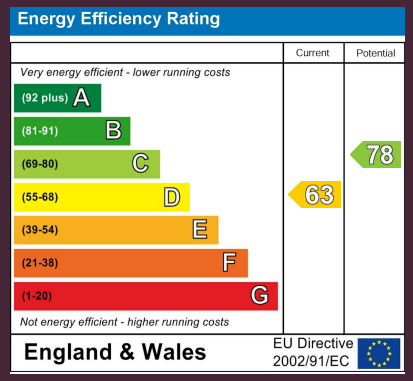
Longdown Lane

Total Area: 2656 SQ FT • 246.71 SQ M
(Including Outbuilding & Garden Cabin)
Outbuilding Area : 380 SQ FT • 35.28 SQ M
Garden Cabin Area : 94 SQ FT • 8.77 SQ M





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EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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