



Longdown Lane North, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,200,000 Freehold

- Outstanding local school catchment
- No onward chain for swift move
- An impressive plot of 0.25 of an acre
- Five generous bedrooms & three bathrooms
- Three flexible reception rooms
- Modern kitchen with stone worktops
- Moments from Priest Hill nature reserve
- 60ft x 55ft frontage with double garage
- 90ft x 60ft Southerly garden backing fields
- Walk to Zone 6 station with links to London

Backing directly onto open fields and framed by mature trees, this home enjoys a truly enviable position on a generous plot of approximately 0.25 acre. The beautiful south/easterly facing rear garden measures around 90ft x 60ft, with a wonderful tree-lined outlook and exceptional privacy.

Offering 2,698 sq ft of accommodation over two floors, this substantial detached family home provides generous, well-balanced living space, with excellent proportions and flexibility for modern family life. The property also benefits from 18 solar panels, providing an energy-efficient feature, while the sizeable 55ft x 60ft frontage offers excellent parking and a pleasant sense of privacy from the road.

The impressive accommodation is immediately apparent, with bright, spacious rooms and a layout equally suited to family living and entertaining.

At the heart of the home is a generous kitchen, ideal for



everyday family life and naturally connected to the rear sitting room. A large central living room features a split-level defined dining area, while a separate study offers flexibility as a family room or playroom. A downstairs shower room completes the ground floor.

Upstairs are five well-proportioned bedrooms, including a guest bedroom with direct access to a large 22ft terrace. This exceptional feature enjoys far-reaching views across the mature, tree-lined garden, creating a wonderful space to relax and enjoy the surroundings. The principal bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property really comes into its own. The substantial south/easterly facing rear garden extends to approximately 90ft x 60ft and is surrounded by mature trees, creating a wonderfully private and established setting. At the far end, the garden backs directly onto open fields, providing an unusually open outlook and a genuine sense of space and seclusion.

The property also benefits from 18 solar panels, providing an energy-efficient feature that can help reduce reliance on mains electricity and potentially lower household energy costs, while enhancing the home's sustainability credentials.

The generous frontage, substantial plot and exceptional rear garden combine to create an impressive family home in a highly sought-after position. Longdown Lane North is popular for its proximity to highly regarded local schools, Epsom Downs and everyday amenities. Ewell East and Epsom railway stations are both within walking distance, while Epsom town centre and Banstead Village are close by, offering excellent shopping, leisure and transport facilities.

Tenure – Freehold
Council Tax Band – G





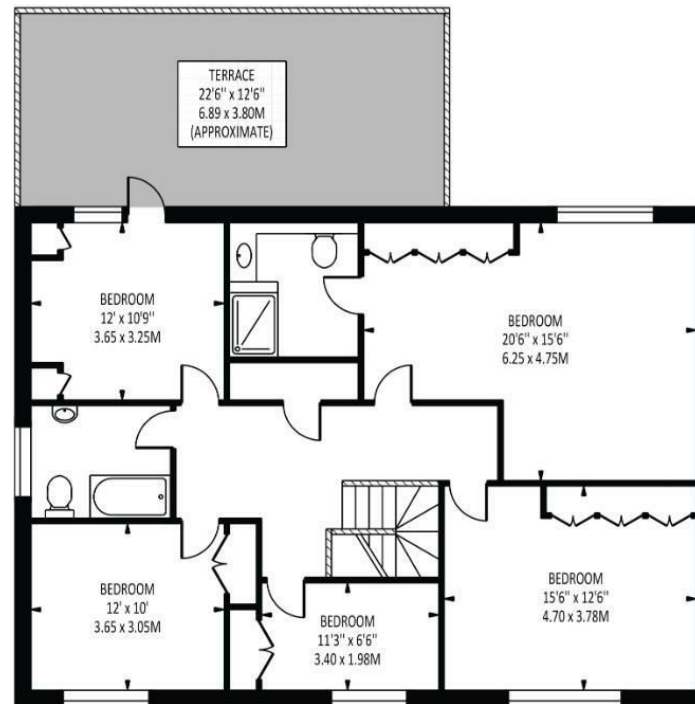
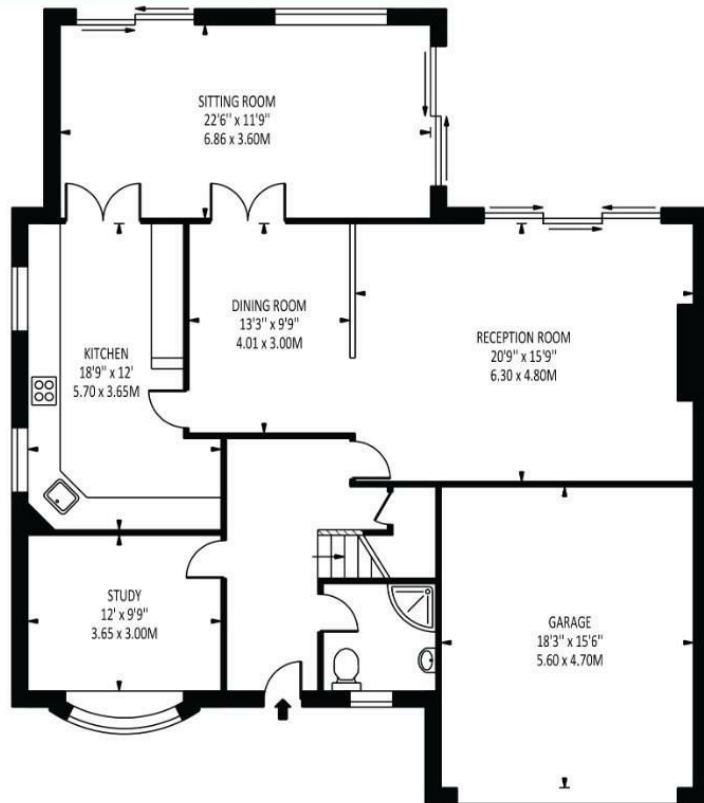


Longdown Lane North

Total Area: 2698 SQ FT • 250.63 SQ M

(Including Garage)

Garage Area : 283 SQ FT • 26.32 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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