



Denham Road, Epsom

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Prestigious gated private cul de sac
- Elegant Edwardian family residence
- Four well balanced double bedrooms
- Stunning high ceilings and bay windows
- Ensuite shower room & family bathroom
- 25ft bay fronted living/family room
- Dining room linking to kitchen
- Utility room, downstairs W.C & garage
- Private & secluded 77ft South facing garden
- Doorstep of Park, Cafe & outstanding schools



Positioned within Denham Road, arguably one of the most prestigious and tightly held private gated cul de sacs at the heart of the highly regarded Wallace Fields area, this exceptional Edwardian residence represents an extraordinarily rare opportunity to acquire a home within one of Epsom's most sought-after addresses.

Homes within this exclusive enclave seldom come to market, with many ownerships spanning generations, and in this instance the property has been lovingly cared for by the same family for more than 24 years. Beyond the gated entrance, Denham Road immediately conveys a sense of privacy, permanence and understated prestige that is increasingly difficult to find.

Mature surroundings, architectural character and a genuine sense of community create an environment that feels wonderfully removed from the pace of everyday life, whilst remaining perfectly positioned for Epsom town centre, Ewell Village and highly regarded local schools.

The house itself is a handsome Edwardian home, rich in the timeless elegance associated with the era. From the moment you enter, the impressive ceiling heights, elegant proportions and beautifully balanced room dimensions create a wonderful sense of volume and natural light throughout. Original character and warmth remain at the forefront of the home, whilst

the current owners have clearly maintained and enhanced the property with great pride and care over many years.

Extending to approximately 1,819 sq ft including the garage, the accommodation offers superb versatility for modern family living. The magnificent principal reception room stretches to almost 26 feet in length, creating a wonderfully sociable and elegant living space centred around striking period fireplaces and large bay windows that flood the rooms with natural light. The layout flows beautifully between the reception areas, creating both intimacy and openness depending on the occasion.

The kitchen and adjoining utility area provide excellent day to day practicality, whilst the generous bedroom accommodation offers flexibility for growing families, home working or guest space. Particularly noteworthy is the substantial loft room, currently utilised as a music studio and den, a superb additional living space that further enhances the home's versatility, together with access to further loft storage.

Throughout the property there is an unmistakable feeling that this is a home designed not simply to impress, but to be lived in and enjoyed. The mature 77ft South facing rear garden provides a wonderfully private setting for entertaining and family life alike, with established greenery reinforcing the peaceful atmosphere that makes Denham Road so special.

What makes homes such as this truly exceptional is not simply their rarity, but the lifestyle they offer. Denham Road has long been regarded as one of those "once in a generation" locations where opportunities are exceptionally limited and demand consistently outweighs supply. It is the type of address buyers wait years for.

The property also offers enormous scope for future enhancement and reconfiguration, subject to the usual consents, allowing an incoming purchaser the opportunity to create an outstanding long-term family home whilst preserving the integrity and charm of the original Edwardian architecture.

Wallace Fields continues to be regarded as one of Epsom's premier family locations thanks to its excellent school catchments, proximity to open green spaces and outstanding commuter convenience. Alexandra Park, Epsom Downs and a wide range of leisure facilities are all within easy reach, perfectly complementing the lifestyle this remarkable setting provides.

Quite simply, opportunities such as this are exceptionally rare.

Tenure- Freehold
Council Tax Band- G



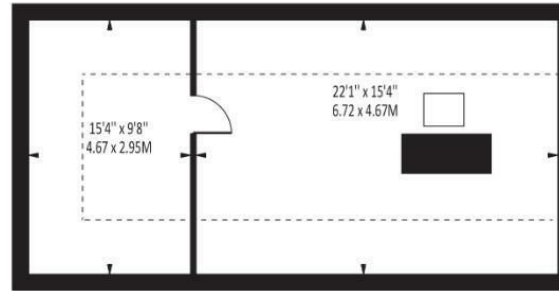
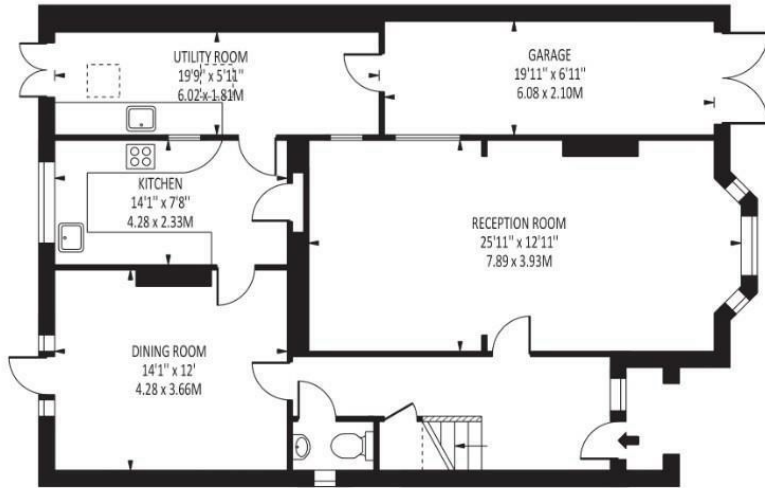


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Total Area: 2314 SQ FT • 215.04 SQ M
 (Including Garage & Restricted Height Area)
 Garage Area : 137 SQ FT • 12.77 SQ M
 Restricted Height Area : 240 SQ FT • 22.30 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(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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