



Longdown Lane North, Epsom

The PERSONAL Agent

# Guide Price £1,250,000

## Freehold

- No onward chain
- An impressive plot of 0.33 of an acre
- Carriage driveway with generous frontage
- Attractive detached family home
- Five bedrooms and three reception rooms
- Characterful kitchen/breakfast room
- Four piece bathroom and ensuite
- Separate annexe
- Huge scope to extend, subject to planning
- Tranquil position backing directly onto fields

Set within an impressive 0.33 acre plot backing onto open fields, this charming detached home on Longdown Lane North enjoys an exceptional sense of space, privacy and tranquillity. Approaching 2,500 sq ft in total, the property benefits from a deep frontage and a generous carriage driveway, creating an elegant arrival and reinforcing the scale of the plot. The rear garden, measuring approximately 118ft x 70ft, is a standout feature, offering sweeping lawns, and mature planting.

The size of the grounds also makes this property particularly attractive for those looking to extend or reconfigure. Subject to the usual planning consents, the house offers clear potential to enlarge both to the rear and possibly to the side, allowing future owners to tailor the layout to their needs while capitalising on the garden's outstanding aspect. This is a rare chance to redesign a substantial home in a highly desirable setting.

Inside, the home demonstrates impressive flexibility of space, making it well suited to modern family living. The ground floor



features a large reception hall, a triple aspect living room opening onto the garden via French doors, a formal dining room, a third reception room and a generous kitchen/breakfast room overlooking the grounds. These well-proportioned areas can easily be adapted for work, leisure or entertaining, offering versatility for lifestyles that continue to evolve.

The accommodation continues to impress on the first floor, where five double bedrooms provide excellent comfort for larger families or visiting guests. The master bedroom benefits from its own ensuite, while the family bathroom features a characterful roll-top bath and separate shower. The sense of space and light throughout the upper floor further enhances the home's suitability for long-term family living.

Adding yet more versatility is the separate annexe, which provides an ideal solution for multi-generational living, guest accommodation or even a home-office suite. Its presence significantly widens the options available to future owners,

ensuring the property can adapt to changing circumstances over time.

With outstanding school catchment options and having been enjoyed by the same family for over 40 years, this unique home combines character features, generous proportions and exciting scope for further enhancement. Opportunities of this calibre on Longdown Lane North are rare, making early viewing essential for those looking to create their dream home in one of Epsom's most sought-after locations.

The property sits on a highly desirable road and is equidistant from Epsom & Ewell East railway stations with connections to Waterloo and Victoria. Epsom Downs station is within walking distance and the property is also within the sought after Wallace Fields Infant and Junior Schools catchment area as well as being within very close proximity of the internationally renowned Epsom College.

Tenure - Freehold  
Council tax band -G



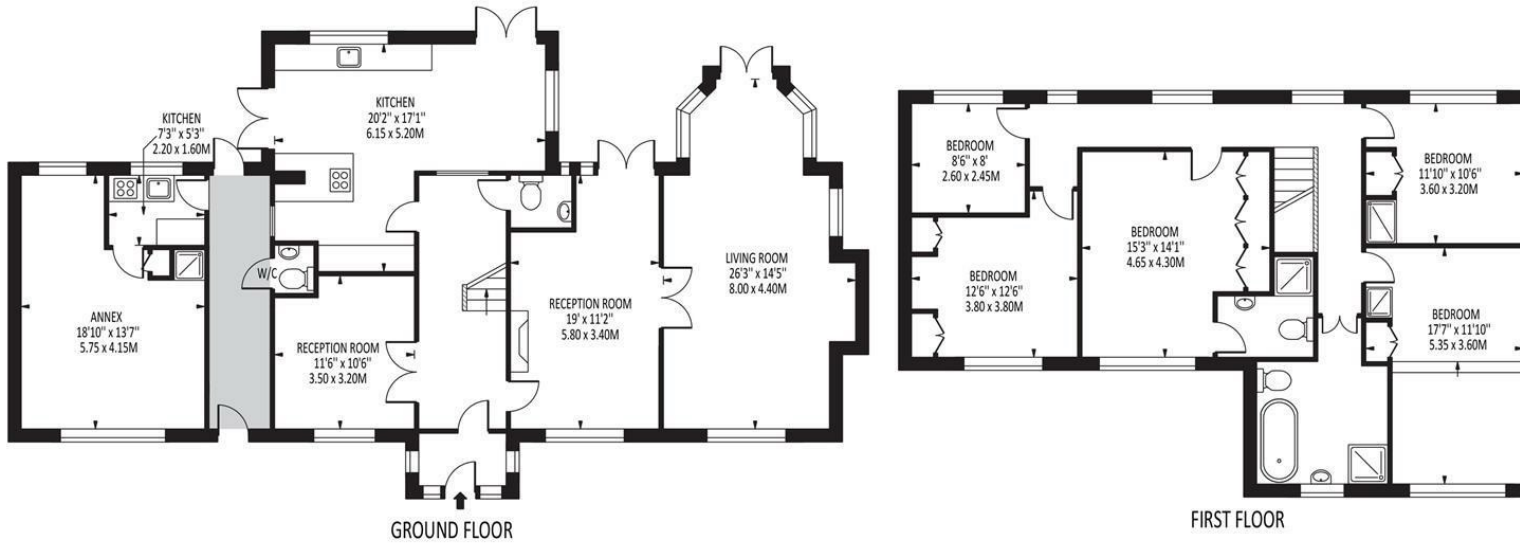


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**Longdown Lane**

Total Area: 2411 SQ FT • 223.99 SQ M  
 (Including Annex & W/C)  
 Annex Area : 262 SQ FT • 24.36 SQ M  
 W/C Area : 11 SQ FT • 0.99 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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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 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.

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