



Longdown Lane North, Epsom Downs, Surrey KT17 3JB

£1,125,000 - Freehold



**WILLIAMS
HARLOW**



In the well known prestigious road, Longdown Lane North Epsom Downs, this substantial 1970's four-bedroom detached home offers a unique opportunity for those seeking a blend of classic charm of this era. Set on an impressive plot of 0.3 acres, the front of this distinctive property boasts a carriage driveway with ample parking for up to six vehicles alongside a convenient double garage and an established and pretty front garden.

Upon entering the elegant hallway with an impressive staircase you will find three spacious reception rooms, perfect for both entertaining guests and enjoying family time. The period details throughout the home reflect its rich history, providing a delightful backdrop for your personal touches. With an exceptionally bright and large master bedroom and three other well-proportioned bedrooms and two bathrooms, this residence is designed to accommodate the needs of a growing family or those who simply desire extra space.

Located in close proximity to the famous Epsom Downs, this property not only offers a tranquil setting but also easy access to beautiful green spaces for leisurely walks and outdoor activities. The absence of an onward chain ensures a smooth transition for prospective buyers, allowing you to settle in without delay.

This home presents a wonderful opportunity to enhance and personalise according to your individual taste and requirements. Whether you are looking to create your dream family home or invest in a property with great potential, this detached house in Epsom Downs is not to be missed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

80











THE PROPERTY

Quite simply this is an unique opportunity to purchase a house unlike any others. This house which was constructed in 1972 by the present owners to a bespoke architect design offers space and comfort for a prospective purchaser. With large windows it offers an airy feel and on sunny days the whole house lights up and feels warm and inviting. This house, which has been admired by passing neighbours for many years, is one which is an open expression of achievement. Effortlessly delivering modern architecture from the era, this property offers an opportunity for practical family living in which to grow and flourish.

OUTDOOR SPACE

Overall the plot including the property is 0.3 acres and benefits from backing onto open countryside to the rear. The mature gardens and the onward countryside views can be enjoyed at first floor level from the master bedroom's private rear balcony - perfect for a leisurely breakfast in the morning sun. The garden also has a greenhouse and shed.

LOCAL AREA

Epsom Downs is superb and is unlike any other Surrey Downs with spectacular views of London. The main draw is being close to the famous Epsom Downs Racecourse which is the home of the Epsom Derby alongside many other events. The Downs also boasts 3 popular pubs with restaurants ideal to visit after a stroll on the Downs. Epsom Golf Club is also based on the Downs and is within easy walking distance of the property. Epsom Town itself is close by with plenty of independent shops and national chains. There is excellent schooling and vast open green spaces around. The area is generally considered a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

SELLERS THOUGHTS

The property was constructed in 1972 by our family trained in all aspects of construction and for those interested in architecture it was constructed with 2 inch bricks with raked mortar and stone work laid by master bricklayers and

stonemasons. The property holds many happy memories of family occasions and we sincerely hope the new owners will enjoy it as much as we have.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house. It encompasses everything good about this area. Our feeling is the next owner will settle in quickly and enjoy many years here. The whole family will be served by local schools, transport, shops, restaurants and an all round sense of being in the countryside yet close to London.

KEY FEATURES

Four double bedrooms with en-suite to the Master Room plus balcony with stunning views of the rear garden - Further family bathroom and downstairs toilet- Three reception rooms - Large welcoming entrance hall - Lounge/Dining Room/Study - Kitchen - Separate utility and large garage

AGENTS NOTE

We inform prospective purchasers that both of the property boundaries are the responsibility of 49a. Some items of furniture will be available to be left at reasonable request should the purchaser require them. There is a original wood block floor below the entrance hallway, lounge, dining room and study

LOCAL SCHOOLS

SCHOOLS WITHIN EASY WALKING DISTANCE

Epsom College (rated in the top 1% nationally) 11-18 year olds
Wallace Fields Infants School and Nursery 2 to 7 year olds
Wallace Fields Junior School - 7 to 11 year olds

OTHER LOCAL SCHOOLS

Little Downsend School - 2 to 7 year olds
Ewell Castle School - Ages 4-18 year olds
Rosebery Girls - 11 to 18 year olds
Glyn School - 11 to 18 year olds
St Martins - 5 to 11 year olds
St Christophers - 2.75 to 7 year olds

FURTHER EDUCATION

NESCOT

University for the Creative Arts

LOCAL TRAINS

Epsom – London Waterloo (less than 40 minutes) London Bridge and London Victoria
Ewell West - easy parking 33 minutes to London Waterloo
Also trains run to London from Epsom Downs and Tattenham Corner stations

LOCAL BUSES

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
Onward bus links from Epsom Town and Banstead

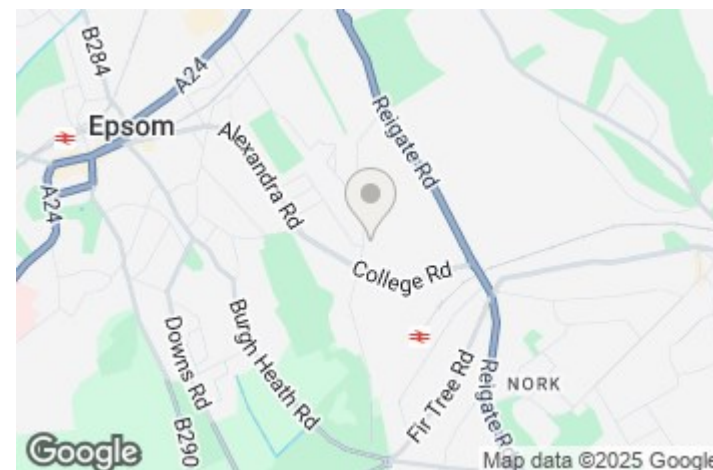
WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX and EPC

Epsom & Ewell BAND G £4028.07 2025/26

EPC D 56



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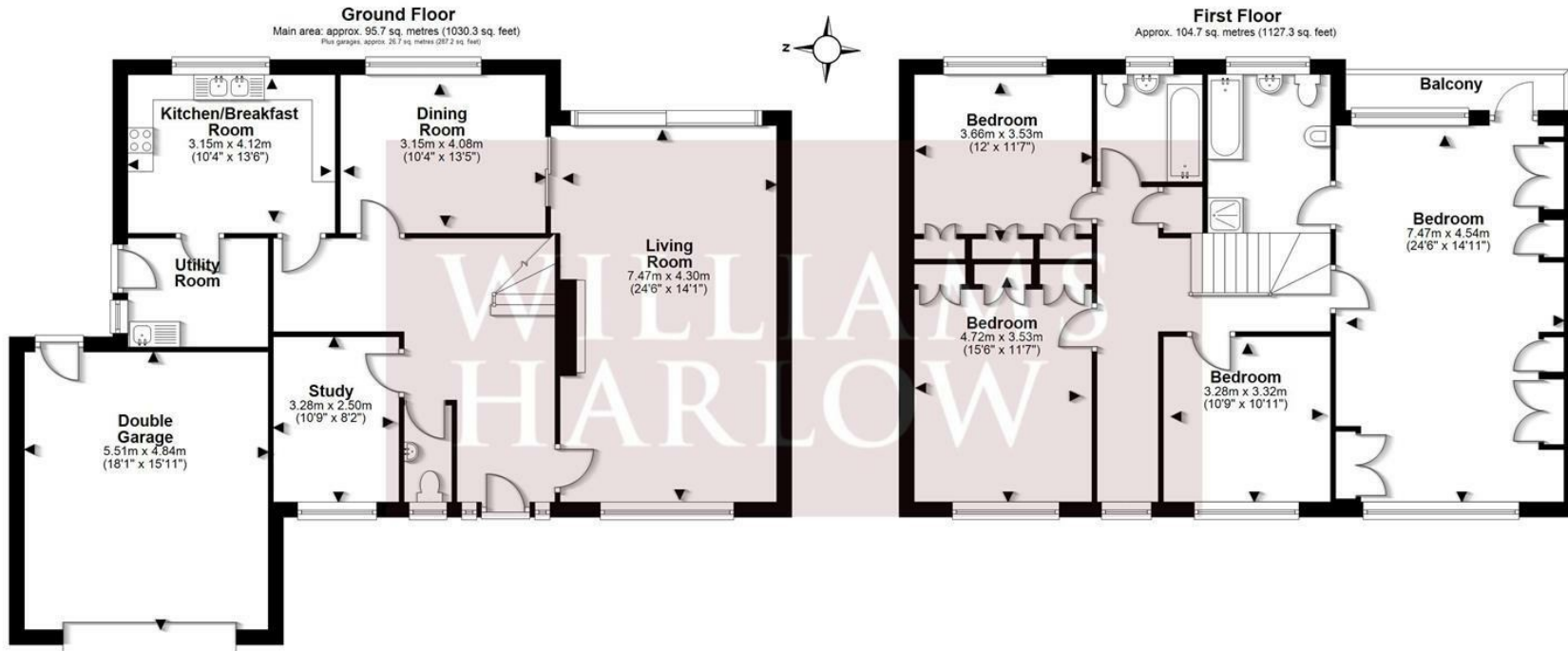
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Main area: Approx. 200.4 sq. metres (2157.5 sq. feet)
Plus garages, approx. 26.7 sq. metres (287.2 sq. feet)

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