



Windmill Lane, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £850,000 Freehold

- Prime Wallace Fields residential location
- Outstanding local infant and junior schools
- Generous 0.17 acre wide and bold plot
- 2,039 sq. ft. detached home with no onward chain
- Huge scope to extend and modernise (STPP)
- Secluded rear garden measuring 104ft by 49ft
- Double garage with driveway for several cars
- Close to Alexandra Park and town amenities
- Catchment for Glyn and Rosebery secondary
- Easy walk to town, shops & stations

Set within one of Epsom's most highly regarded residential locations, this detached family home represents a rare chance to secure a substantial property with no onward chain. Offering 2,039 sq. ft. of existing accommodation, this fine property also offers potential buyers the opportunity to improve and upgrade within this coveted area of Epsom. With the scope to remodel, update and extend (subject to planning consents), the potential here is both significant and exciting. Likewise, the existing configuration works extremely well for a growing family

The property enjoys a prime position in the heart of Wallace Fields, an address that remains one of the most desirable and rarely available parts of Epsom. It is just a short walk from Wallace Fields Infant and Junior Schools, both rated 'Outstanding' by Ofsted, and also falls within catchment for the highly regarded Glyn and Rosebery secondary schools. For families prioritising education, this is an unrivalled location. Commuters too are well served, with both Epsom and East Ewell stations within easy reach, offering direct links to London Victoria, Waterloo and London Bridge.



Purchased by the current owner 13 years ago for its exceptional setting and school catchments, the property has since been rented long term. Now, it awaits new owners ready to unlock its full potential. The combination of a sought after location, generous plot and versatile layout makes this a compelling choice for those looking to design and tailor a home to their exact needs.

The house occupies a bold 0.17 acre plot, with a wide frontage that enhances its sense of presence. The rear garden, measuring an impressive 104ft x 49ft, is both private and secluded, a tranquil haven ideal for family life. To the front, a large driveway and double garage offer excellent parking and storage, while also presenting one of the most exciting aspects of this home: the possibility to significantly extend to the side and rear, effectively doubling the property's footprint if desired.

Internally, the accommodation is generously proportioned, with high ceilings enhancing the sense of space and scale throughout. The layout begins with a welcoming entrance hall, leading to a kitchen/breakfast room, an extended living room, a

versatile family room currently arranged as a bedroom, and a practical study area. A utility room, downstairs cloakroom, and the attached double garage complete the ground floor. Upstairs, four well sized bedrooms are served by a family bathroom, with further storage available in the loft. While the property now requires modernisation, it offers an excellent foundation and the perfect canvas on which to create a home tailored to your own vision.

Beyond the house itself, the lifestyle on offer is equally compelling. Alexandra Park lies just 320 metres away, providing tennis courts, football pitches, a children's playground, and a popular café. Epsom High Street, with its variety of shops, restaurants, theatre and leisure facilities, is also within easy reach, while the open expanse of Epsom Downs and the world-famous Derby bring a wealth of green space and tradition to your doorstep. With the M25 close by and both Heathrow and Gatwick easily accessible, this property offers an exceptional balance of convenience, community and opportunity, making it a truly rare and special find.

Tenure: Freehold  
Council tax: G











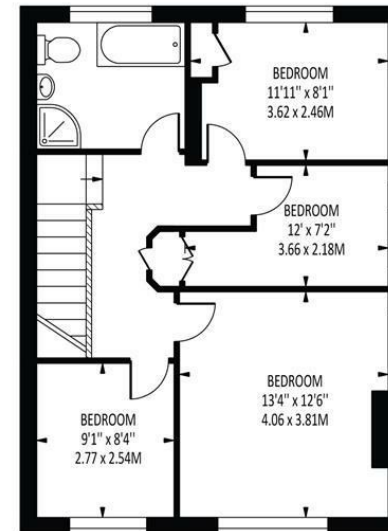
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## Windmill Lane

Total Area: 2039 SQ FT • 189.43 SQ M  
(Including Garage)  
Garage Area : 347 SQ FT • 32.26 SQ M



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	75
England & Wales		
EU Directive 2002/91/EC		

**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 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.  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



