



College Avenue, Epsom

The **PERSONAL** Agent

Guide Price £2,250,000

Freehold

- Exceptional Art Deco home in private cul-de-sac
- Landmark character property of local historic interest
- Four bedrooms blending original style with elegance
- Extensive refurbishment with luxury finishes
- Three new bathrooms and bespoke wardrobes
- Four flexible living spaces and unique kitchen
- Conservatory with underfloor heating
- Secluded wrap around gardens with 0.22 acre plot
- Moments from outstanding schooling
- Secure gated driveway and offered with no chain

A rare opportunity to acquire an exceptional Art Deco-style detached family home of Special Local Interest, tucked away in a peaceful, private cul-de-sac in Epsom's prestigious College Area.

Bayford Lodge is both a striking architectural gem and a home of cultural significance, once the residence and studio of Frank Hampson, creator of Dan Dare (Eagle comic), where he lived and worked between 1954 and 1985.

This unique four-bedroom property seamlessly blends original Art Deco features with contemporary elegance and has undergone a comprehensive refurbishment totalling nearly £500,000. The result is a bold fusion of character, comfort and style.

The current owners have reimagined the home to an exceptional standard, including three new luxury bathrooms of which two are ensuite, upgraded heating, bespoke wardrobes, and thoughtfully selected flooring and finishes throughout. From exposed brick and stainless steel to warm wood and modern tiling, every detail has been carefully considered.

A welcoming entrance leads to a bright, open-plan living space, cleverly zoned for modern family life. Key features include a double-sided



wood-burning stove, a dedicated study, and a bespoke kitchen/living area with a custom shaped breakfast bar, walk-in pantry and premium appliances. A rear conservatory with underfloor heating overlooks the garden, while a separate utility room enhances convenience.

Upstairs, a dual-aspect landing opens to four spacious double bedrooms. The principal suite includes a dressing area and a striking four-piece ensuite. One further ensuite and a family bathroom serve the remaining bedrooms and additional loft storage spaces on both the first and ground floor.

Externally, the property continues to impress, with the garage having been stylishly converted into a fully equipped gym space. The landscaped L-shaped rear garden, complete with mature trees, features a generous patio and provides an ideal setting for al fresco dining and summer entertaining.

The home is securely gated, with external security cameras installed for added peace of mind. To the front, ample driveway parking is framed by manicured shrub borders, reinforcing the property's impressive street presence.

Importantly, this property is offered to the market with no onward chain, facilitating a seamless and stress-free move.

Bayford Lodge is more than just a home; it's a lifestyle statement and a piece of local heritage. Ideally positioned within close proximity of Epsom town centre and both Epsom and Epsom Downs stations, it offers all the benefits of connectivity while retaining a sense of calm and privacy rarely found in such a prime location. Whether you're drawn to the historical provenance, the design-led renovations, or the effortless blend of past and present, this one-of-a-kind home is ready to welcome its next chapter.

Ideally located just 0.1 mile from Epsom College and close to Wallace Fields schools, the property offers easy access to some of the area's top state and independent education. Epsom station provides fast links to London Waterloo, London Bridge, and Victoria, while Heathrow and Gatwick airports are both reachable within 30 minutes. The renowned RAC Golf and Country Club is also nearby.

This is a rare chance to own an extraordinary and much-loved family home in one of Epsom's most sought-after addresses. Early viewing is strongly recommended.

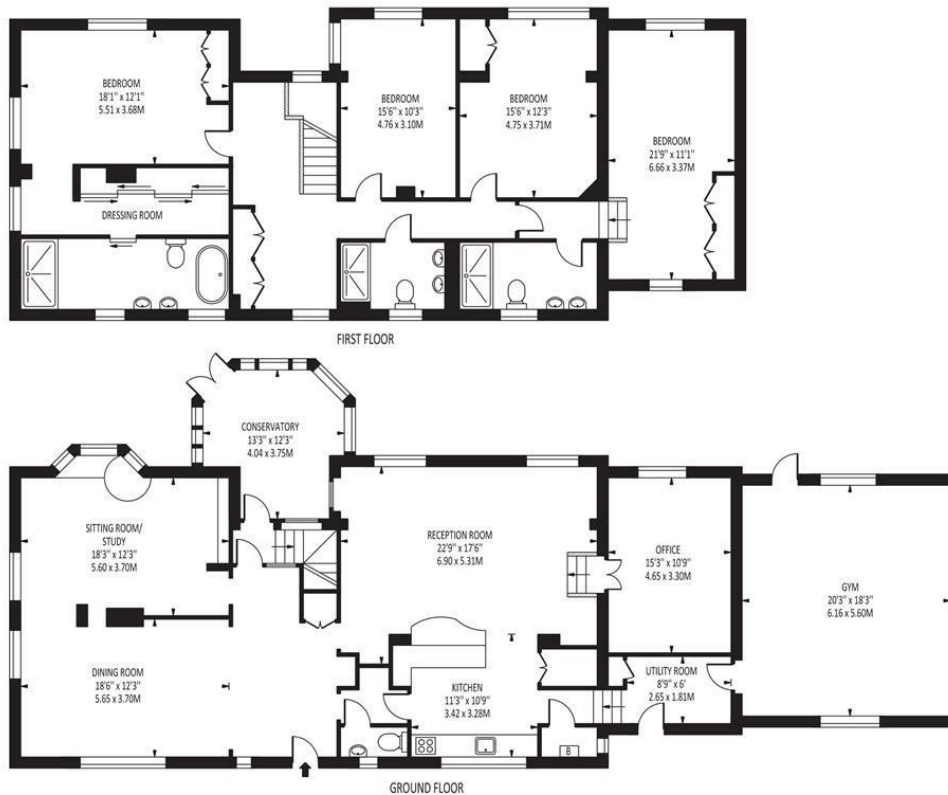
Tenure: Freehold
Council Tax Band: G





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College Avenue
Total Area: 3539 SQ FT • 328.83 SQ M



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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