



Longdown Lane North, Epsom

The **PERSONAL** Agent

Guide Price £1,925,000

Freehold

- Over 4,100 sq ft of living space
- Six spacious and versatile bedrooms
- Stunning 36ft kitchen/dining/family room
- Four sleek and modern bathrooms in total
- Three large and light filled receptions
- Backing directly onto beautiful green fields
- Secluded 90ft x 70ft garden with swimming pool
- Garage, EV charging point & carriage driveway
- Adaptable for multi generational living
- Close to Epsom College & top schools



Positioned along the ever desirable Longdown Lane North, Cedars is a truly exceptional detached family residence combining elegant proportions, timeless character and superb entertaining space, all within a peaceful and private setting backing directly onto open fields. Occupying a generous plot of approximately 0.32 of an acre, this remarkable home offers over 4,100 square feet of beautifully balanced accommodation, perfectly designed for modern family living.

Situated just 0.2 miles from the renowned Epsom College and close to the Ofsted Outstanding Wallace Fields Infant School and Wallace Fields Junior School, the property enjoys an enviable position within one of Epsom's most sought after residential locations, ideal for families seeking access to highly regarded schools.

From the moment of arrival, Cedars makes an unforgettable first impression. The frontage measures approximately 73ft by 52ft and is approached via a carriage driveway providing extensive off street parking, alongside a garage and EV charging point.

The magnificent reception hall immediately sets the tone for the rest of the house, creating a wonderful sense of grandeur and warmth. Beautifully presented throughout, the property effortlessly blends traditional charm with contemporary family living.

At the heart of the home lies a spectacular 36 foot kitchen, dining and family room, undoubtedly the social centrepiece of the house. Featuring a handcrafted kitchen, Aga and ample space for both family life and entertaining, this stunning room enjoys wonderful views across the rear garden and adjoining fields, creating a seamless connection between inside and out.

Complementing the kitchen space are three further reception rooms, offering excellent flexibility for formal entertaining, relaxing family evenings, home working or playroom space.

The bedroom accommodation is equally impressive, with six generous double bedrooms arranged across the upper floors. The principal suite provides a luxurious retreat, whilst two further bedrooms also benefit from ensuite facilities. A large

family bathroom serves the remaining bedrooms, all of which are bright and well proportioned.

Outside, the landscaped rear gardens provide an idyllic backdrop to the property, enjoying a high degree of privacy and backing directly onto open fields. Measuring approximately 90ft by 70ft, the gardens have been designed for ease of maintenance with artificial lawn for year round enjoyment. Expansive patio areas, mature planting and a superb swimming pool with pool house combine to create a wonderful environment for entertaining and modern family living.

Cedars represents a rare opportunity to acquire a substantial and beautifully appointed family home in one of Epsom's most prestigious addresses. Combining generous accommodation, exceptional entertaining space and a wonderful semi rural setting, this is a home perfectly suited to growing families.

Tenure – Freehold
Council Tax Band – G

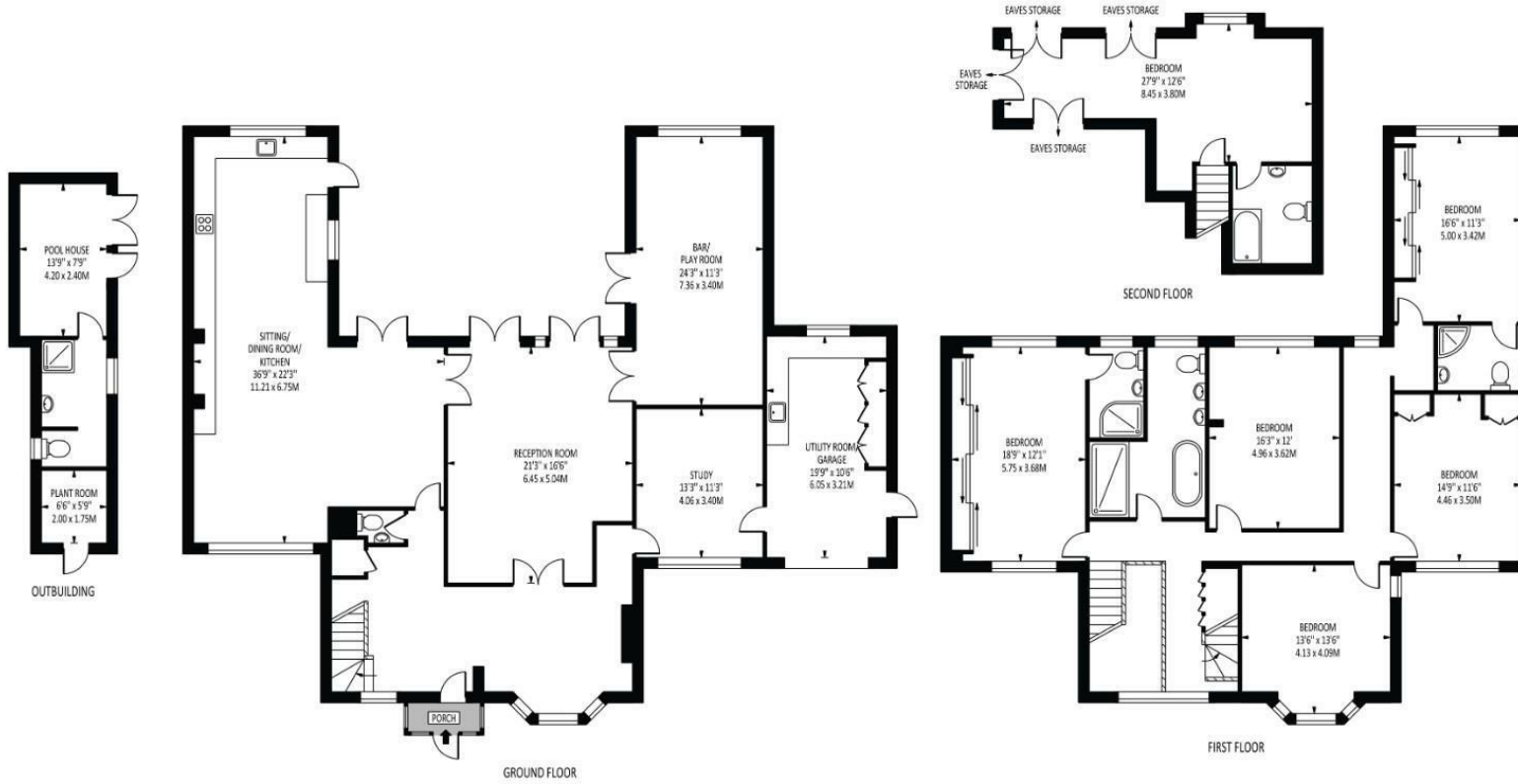




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Total Area: 4128 SQ FT • 383.53 SQ M
 (Including Utility Room, Garage & Outbuilding)
 Utility Room/Garage Area : 209 SQ FT • 19.42 SQ M
 Outbuilding Area : 219 SQ FT • 20.34 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	78
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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