



Denham Road, Epsom

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Prestigious gated private cul de sac
- Elegant Edwardian family residence
- Four well balanced double bedrooms
- Stunning high ceilings and bay windows
- Ensuite shower room & family bathroom
- 25ft bay fronted living/family room
- Dining room linking to kitchen
- Utility room, downstairs W.C & garage
- Private & secluded 77ft South facing garden
- Doorstep of Park, Cafe & outstanding schools

Positioned on Denham Road, arguably one of the most prestigious private gated cul-de-sacs in the highly regarded Wallace Fields area, this exceptional Edwardian residence represents a rare opportunity to acquire a home in one of Epsom's most sought-after addresses.

Homes within this exclusive enclave seldom come to market, with many having remained in the same families for generations. This property has been lovingly cared for by the same family for more than 24 years. Beyond the gated entrance, Denham Road offers a wonderful sense of privacy, permanence and understated prestige.

Mature surroundings, architectural character and a genuine sense of community create an environment that feels wonderfully secluded, yet remains ideally positioned for Epsom town centre, Ewell Village and highly regarded local schools.

The house itself is a handsome Edwardian home, rich in the timeless elegance of the era. Impressive ceiling heights, elegant proportions and beautifully balanced rooms create a wonderful sense of volume and natural light. Original character and warmth remain at the heart of the property, which has been lovingly maintained and enhanced by the current owners over many years.



Extending to over 2,000 sq ft including the garage, the accommodation offers superb versatility for modern family living. The magnificent principal reception room spans almost 26ft, creating an elegant and sociable space centred around striking period fireplaces and large bay windows. The reception areas flow beautifully, offering both intimacy and openness.

The kitchen and adjoining utility provide excellent practicality, while the generous bedroom accommodation offers flexibility for family life, home working or guests. A substantial loft room, currently used as a music studio and den, provides valuable additional living space, with access to further loft storage.

Throughout the property there is an unmistakable feeling that this is a home designed not simply to impress, but to be lived in and enjoyed. The mature 77ft south-facing rear garden provides a wonderfully private setting for entertaining and family life, with established greenery reinforcing the peaceful atmosphere that makes Denham Road so special.

What makes this home particularly appealing is the rare combination of character, privacy and location. Denham Road is an exclusive setting where properties seldom become available, creating an exceptional opportunity for those seeking a long-term family home.

The property also offers excellent scope for future enhancement and reconfiguration, subject to the usual consents, allowing an incoming purchaser to create an outstanding home while preserving the integrity and charm of the original Edwardian architecture.

Wallace Fields is highly regarded for its excellent school catchments, proximity to open green spaces and convenient commuter links. Alexandra Park, Epsom Downs and a wide range of leisure facilities are all within easy reach.

A rare opportunity to acquire a characterful Edwardian home in one of Epsom's most sought-after settings.

Tenure- Freehold
Council Tax Band- G



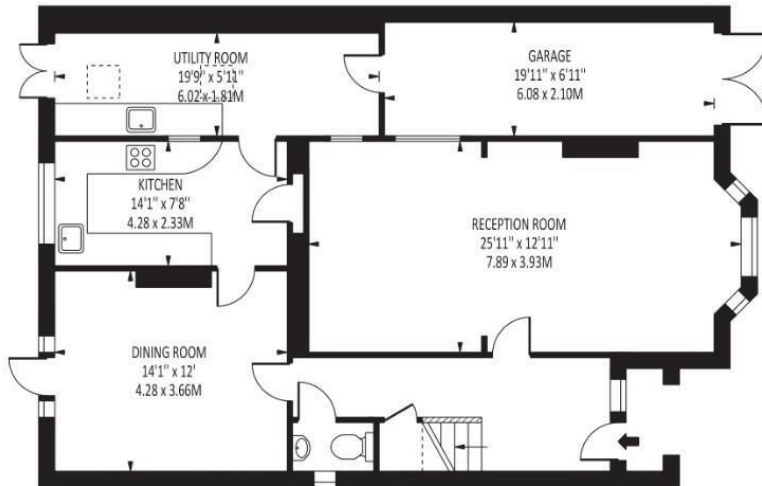


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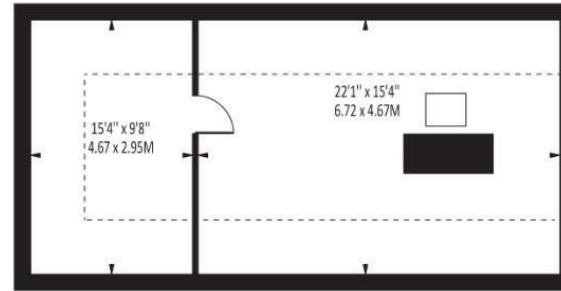


Denham Road

Total Area: 2314 SQ FT • 215.04 SQ M
(Including Garage & Restricted Height Area)
Garage Area : 137 SQ FT • 12.77 SQ M
Restricted Height Area : 240 SQ FT • 22.30 SQ M



GROUND FLOOR



LOFT



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) 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		
	57	82
England & Wales		EU Directive 2002/91/EC

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