

The PERSONAL Agent

Longdown Lane North, Epsom

Guide Price £1,100,000

Longdown Lane North

Epsom

- Secluded corner plot of 0.29 of an acre
- Approximately 2271 sq ft of accommodation
- Three reception rooms and a garden room
- Four bedrooms and a family bathroom
- Spacious kitchen/breakfast room and utility
- Substantial garaging and downstairs WC
- Westerly facing wraparound gardens
- Attractive flint wall and mature fruit trees
- Huge potential to modernise or extend STPP
- Over 40 years ownership and no onward chain

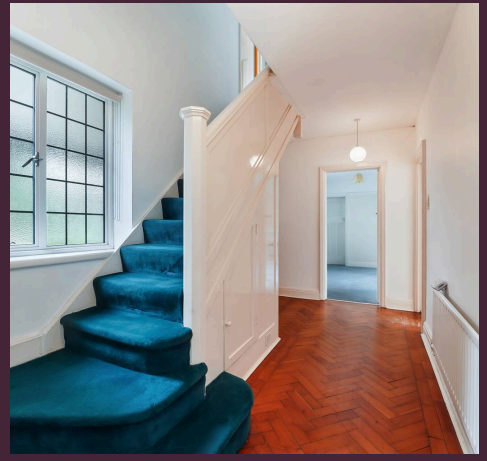
Occupying a wonderfully secluded corner plot of approximately 0.29 of an acre, where Higher Green meets Longdown Lane North, this substantial detached family home presents a rare opportunity in one of Epsom's most desirable residential settings. Having remained in the same ownership for over 40 years, the property is offered with no ongoing chain and provides an exciting blank canvas for its next chapter.

Extending to approximately 2,271 sq ft, the house offers generously proportioned and versatile accommodation, including three reception rooms, a conservatory/garden room, kitchen/breakfast room, four bedrooms and a family bathroom. Further practical benefits include utility space, a downstairs cloakroom and substantial garaging, providing all the ingredients for a comfortable and adaptable family home.











Description

Whilst clearly cherished by its longstanding owners, the property now presents an exciting opportunity for purchasers to modernise, personalise and create something truly special. The existing accommodation offers excellent flexibility, whilst the generous plot provides considerable scope to reconfigure or extend the house, subject to the necessary planning permissions. The beautifully established wraparound gardens are undoubtedly a standout feature, providing a wonderful sense of space and seclusion. Mature trees, established planting and an attractive flint boundary wall create a characterful and private setting, whilst the Westerly facing rear garden enjoys the afternoon and evening sunshine, making it perfect for outdoor entertaining and family enjoyment. To the side of the house, a charming fruit and vegetable garden, complete with an assortment of established fruit trees, adds another appealing dimension to the grounds.



The property's position where Higher Green meets Longdown Lane North further enhances its appeal, combining a highly regarded residential setting with convenient access to excellent local amenities. Wallace Fields Infant and Junior Schools and the internationally renowned Epsom College are all nearby, whilst Epsom and Ewell East railway stations provide connections towards London Waterloo and Victoria. With its generous accommodation, exceptional plot, established gardens and exciting potential, this is a home that offers both immediate practicality and the freedom to create something entirely individual. Properties of this nature, particularly those remaining in the same ownership for over four decades, rarely become available. Offered with no ongoing chain, early viewing is strongly recommended to fully appreciate the space, setting and possibilities on offer.

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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





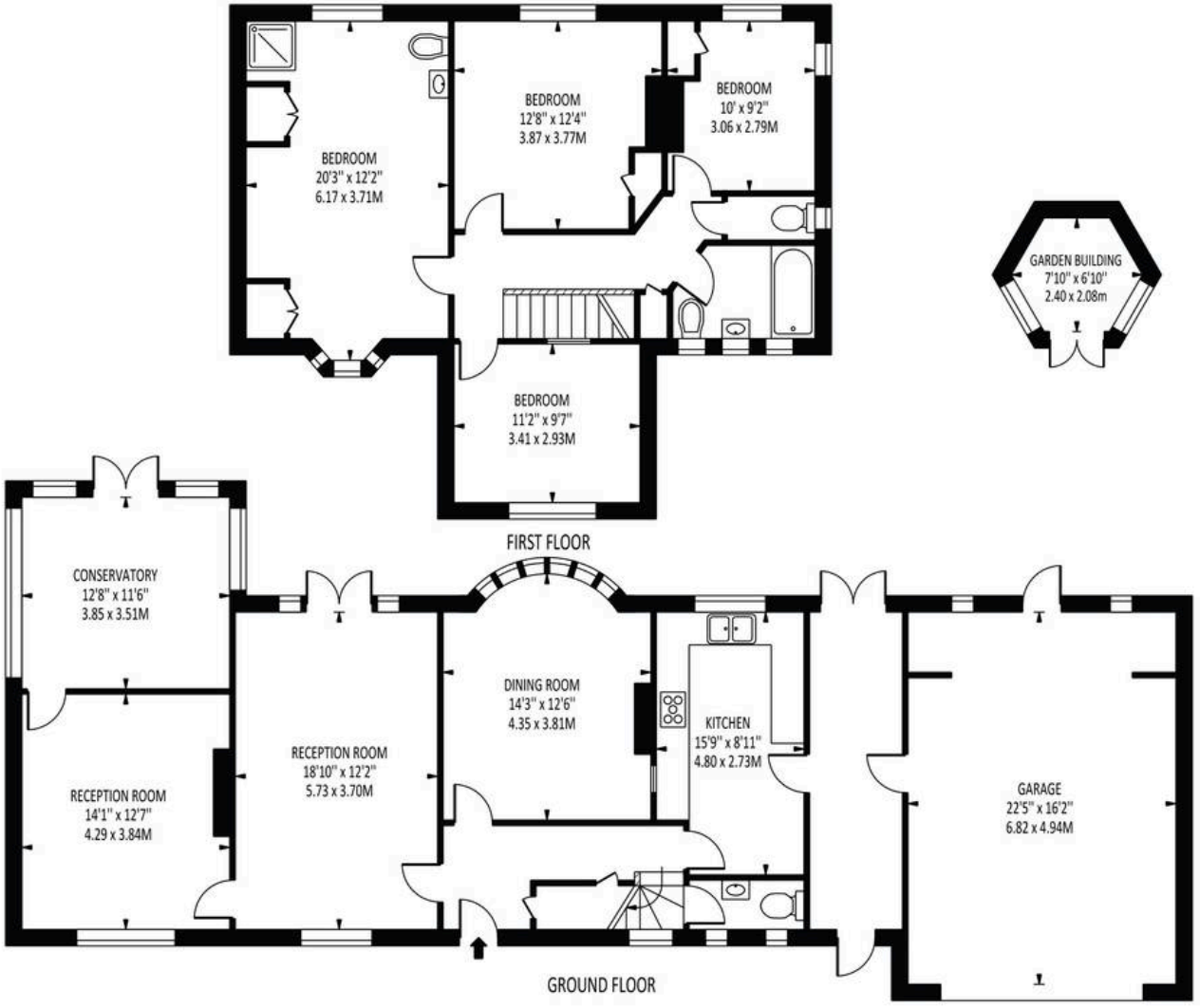




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Total Area: 2271 SQ FT • 210.98 SQ M
(Including Garage & Garden Building)
Garage Area : 363 SQ FT • 33.69 SQ M
Garden Building Area : 40 SQ FT • 3.74 SQ M



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 inpspection, 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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