



Longdown Lane South, Epsom

The **PERSONAL** Agent

Guide Price £1,050,000

Freehold

- No onward chain
- Detached family home on 0.36 acre plot
- 2656 sq ft of accommodation
- Large frontage with parking for many cars
- Three dual aspect receptions
- Four double bedrooms
- Upstairs bathroom and d/s shower room
- Rear garden is 115 ft x 80 ft and Easterly Facing
- Detached double garage
- Catchment of excellent schools

Rarely does a property so perfectly combine scale, setting and outdoor space. This substantial detached family home on Longdown Lane South enjoys an enviable position overlooking the 18th hole of Epsom Golf Club, offering approximately 2,656 sq ft of accommodation on a generous 0.36-acre plot.

Much loved by the current owner for 30 years and offered with no onward chain, the property presents an excellent opportunity to create a long-term family home in a highly desirable Epsom location.

The impressive 65ft x 80ft frontage provides extensive off-street parking, complemented by a double garage and additional storage. A substantial porch leads into an imposing hallway, with three dual-aspect reception rooms offering excellent flexibility for family life and entertaining. A utility room with side access and downstairs shower room add further practicality.

At the heart of the home is the impressive 16ft x 13ft kitchen/breakfast room, positioned to the rear and featuring a vaulted ceiling that creates a wonderful sense of space. Large



windows overlook the garden, making it ideal for relaxed breakfasts and family meals. The three reception rooms offer flexibility for living, dining, playroom or home working spaces.

Upstairs, a spacious landing leads to four genuine double bedrooms. Two feature attractive bay windows, while the rear bedrooms enjoy beautiful views across the mature garden. The family bathroom includes a walk-in shower and separate bath, complemented by a separate WC.

Outside, the rear garden measures approximately 115ft x 80ft and enjoys an easterly aspect, providing exceptional space for children, entertaining or relaxing. The outlook over the 18th hole of Epsom Golf Club creates an attractive backdrop, while the generous frontage, extensive parking and double garage complete this impressive family home. Offered with no onward chain.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional

market, independent cafés and restaurants provide plenty of choice for both families and professionals.

Leisure opportunities are abundant, with Horton Country Park, Epsom Common and iconic Epsom Downs Racecourse providing wonderful settings for walking, cycling and enjoying the outdoors.

The area is well served by highly regarded schools, including Rosebery Girls School, Glyn School, St Joseph's and Wallace Fields, alongside prestigious independent options such as Epsom College, Freeman's and Downsend. The University for the Creative Arts and Laines Theatre Arts also contribute to the area's vibrant character.

Transport links are excellent, with Epsom station offering direct services to London Victoria and Waterloo in around 35–45 minutes. The M25 and A3 are easily accessible, while Heathrow and Gatwick airports are both approximately 35 minutes away by car.

Tenure - Freehold
Council Tax Band - G

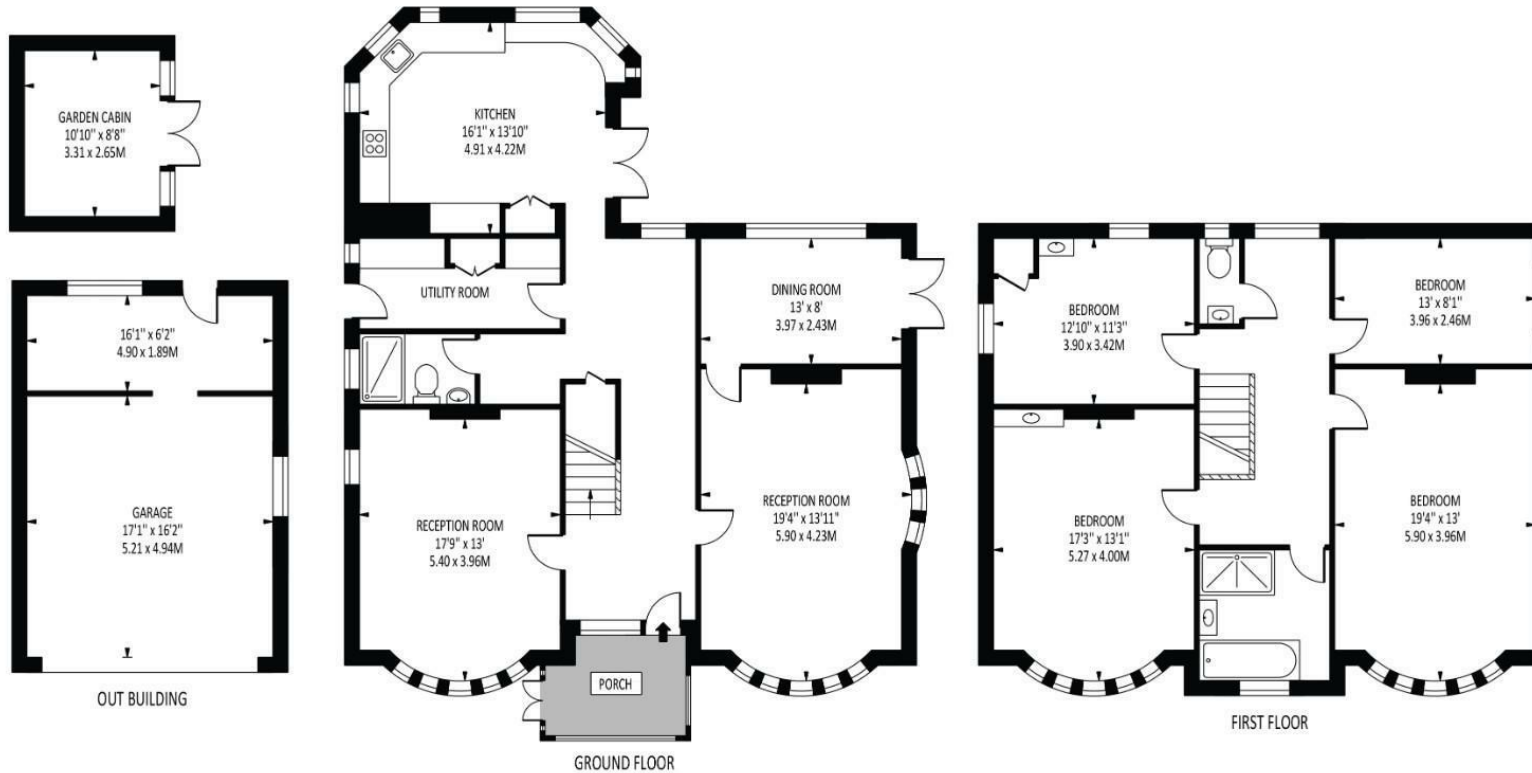






Longdown Lane

Total Area: 2656 SQ FT • 246.71 SQ M
(Including Outbuilding & Garden Cabin)
Outbuilding Area : 380 SQ FT • 35.28 SQ M
Garden Cabin Area : 94 SQ FT • 8.77 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 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		
	63	78
England & Wales		
EU Directive 2002/91/EC		

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