



Chalk Lane, Epsom

Guide Price £3,250,000



Chalk Lane, Epsom

Rare opportunity to acquire an exquisite Grade II listed Queen Anne House in Old Epsom retaining many elegant period features. 2 bedroom suites plus 2 beds, 6 reception rooms, landscaped gardens, triple garage, vaulted family room on a gated one-acre plot within the Chalk Lane Conservation Area.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Elegant and Substantial Grade II Listed Queen Anne House with Grounds
- Six Receptions incl. Drawing Room, Formal Dining Room, Octagonal Dining Room, Library
- Large Family / Billiards Room w/ Minstrels Gallery
- Four Bedrooms incl. Two Principal Suites w/ Dressing Rooms
- Designated Surrey CC Historic Building, Many Period Features Retained
- Fabulous Courtyard Setting
- Triple Garage Block, Staff Quarter, Wine Cellar
- One Acre of Landscaped Grounds w/ Lawns, Terraces, Waterfall, Summerhouse
- Gated, Private and Secure
- Close to RAC Club, Epsom College, ASC International School



Cairds is delighted to present this exquisite Grade II listed Queen Anne House built in 1710 with designated Surrey CC Historic Building status, representing a rare opportunity to acquire a property of unparalleled elegance. Nestled within the distinguished Chalk Lane Conservation Area in Old Epsom, the property exudes charm and sophistication, having undergone a meticulous restoration by the current owners in 1976, the house has also been painted and decorated internally and externally this year as well as new carpets fitted throughout.

Upon entering the property, the grandeur and symmetry is reflected in many magnificent period features including two Venetian windows fronting the ground floor, a capped parapet with carved stone finials, a tile roof with two dormers and matching wings either side. A Queen Anne front door with architrave canopy and fanlight is a central feature. The interior comprises six capacious reception rooms, including a drawing room, formal dining room, octagonal dining room, library, and a wonderful vaulted and oak beamed family / billiard room with original minstrels gallery. There are two large principal bedroom suites offering luxurious accommodations upstairs and two further bedrooms with shared bathroom above.

Situated on a gated and private one-acre plot, the property is secured by Georgian wrought iron gates opening into a fabulous cobbled courtyard setting, and is complemented by extensive landscaped grounds with lawns, terraces, and a tranquil waterfall. Additional amenities include a triple car garage block, staff quarter, and wine cellar. The location of the house is well suited for those walking to the local high street and amenities and further benefits from being just a 4 mile drive to the M25. With its historical significance and proximity to the renowned RAC country club, a short drive to Epsom College and the ASC International School, this property embodies a lifestyle of prestige and exclusivity.

Chalk Lane, Epsom, KT18

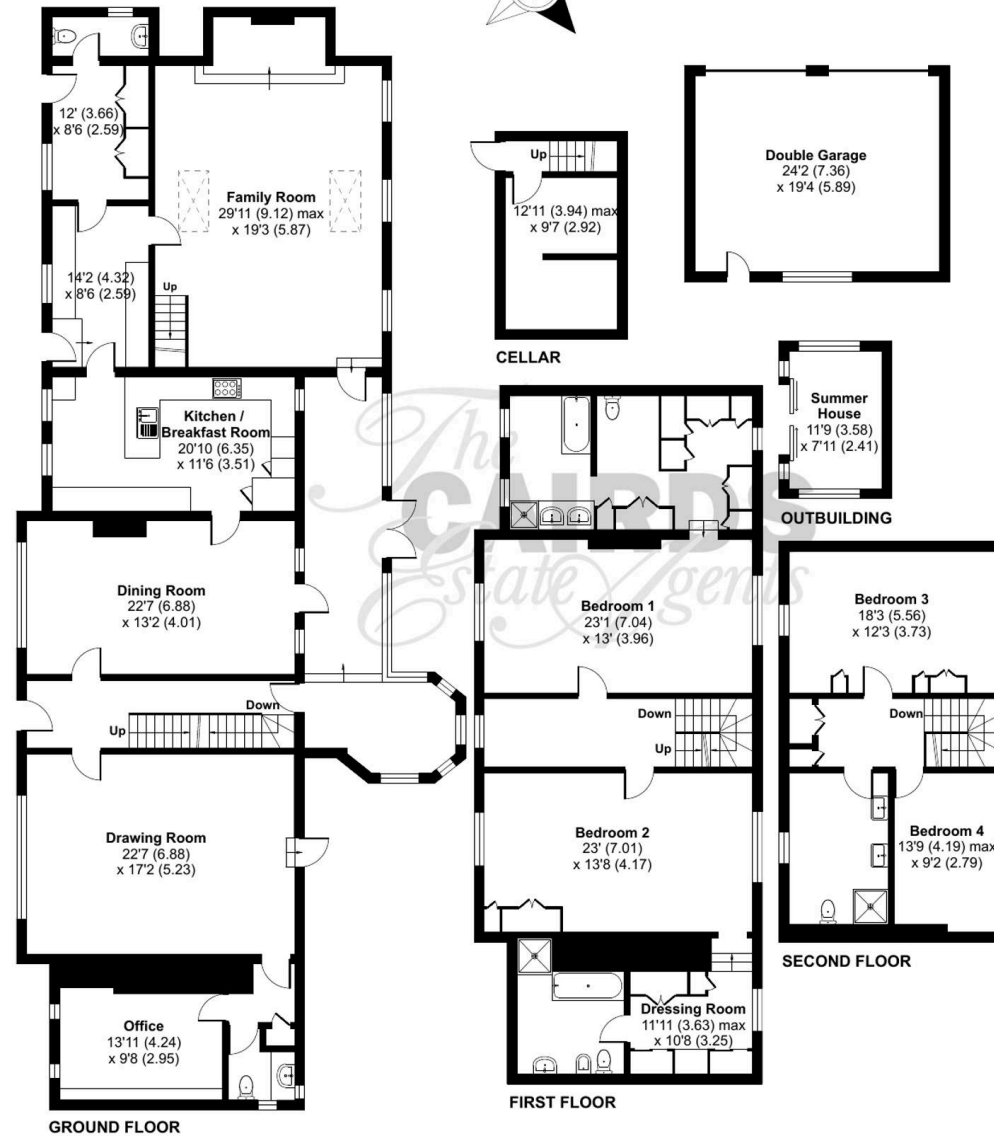
Approximate Area = 4510 sq ft / 418.9 sq m

Garage = 474 sq ft / 44.1 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 5079 sq ft / 471.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cairds. REF: 1162554





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