



Longdown Lane North, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,200,000 Freehold

- Outstanding local school catchment
- No onward chain for swift move
- An impressive plot of 0.25 of an acre
- Five generous bedrooms & three bathrooms
- Three flexible reception rooms
- Modern kitchen with stone worktops
- Moments from Priest Hill nature reserve
- 60ft x 55ft frontage with double garage
- 90ft x 60ft Southerly garden backing fields
- Walk to Zone 6 station with links to London

Backing directly onto open fields and framed by mature trees to the rear, this home occupies a truly enviable position and enjoys an impressive plot of approximately 0.25 of an acre. The property benefits from a beautiful south/easterly facing rear garden, measuring approximately 90ft x 60ft, with a wonderful tree lined outlook and a remarkable degree of privacy and seclusion.

Offering 2,698 sq. ft. of accommodation arranged over two floors, this substantial detached family home provides generous and exceptionally well balanced living space, with the proportions and flexibility to comfortably accommodate modern family life. The property also benefits from 18 solar panels, providing an excellent energy efficient feature for the home. In addition, there is a sizeable frontage of approximately 55ft x 60ft, providing excellent parking and a pleasant sense of privacy from the road.

The impressive accommodation is immediately apparent on entering the property, with bright and spacious rooms throughout and a layout that lends itself equally well to family living and entertaining.

At the heart of the home is a generous kitchen providing an ideal space for everyday family life and linking naturally with the rear sitting room. There is also a large central living room which is split level to a defined dining area,



together with a separate study which could equally serve as a family room or playground depending on individual requirements. The ground floor is completed by a downstairs shower room.

The first floor provides five well-proportioned bedrooms, including a guest bedroom with direct access to a large 22ft terrace. This elevated outdoor space is a wonderful and unusual feature, offering far reaching views across the mature, tree-lined garden and creating an exceptional spot to sit and enjoy the surroundings. The principal suite enjoys its own en suite shower room whilst all other bedrooms are served by a family bathroom, with generous proportions throughout providing excellent flexibility for a growing family.

Outside, the property really comes into its own. The substantial south/easterly facing rear garden extends to approximately 90ft x 60ft and is surrounded by mature trees, creating a wonderfully private and established setting. At the far end of the garden, the property backs directly onto open fields, providing an unusually open outlook and a genuine sense of space and seclusion that is increasingly difficult to find.

Adding to the property's appeal are 18 solar panels, providing an excellent energy efficient feature for modern family living. The panels can help reduce reliance on mains electricity and potentially lower household energy costs,

while also enhancing the property's overall sustainability and energy credentials.

The generous frontage, substantial plot and exceptional rear garden combine to create an impressive family home in a highly sought after position. Longdown Lane North remains particularly popular due to its proximity to highly regarded local schools, Epsom Downs and a range of everyday amenities. Ewell East and Epsom railway stations are both within walking distance, while Epsom town centre and Banstead Village are close by, offering comprehensive shopping, leisure and transport facilities.

Tenure – Freehold
Council Tax Band – G





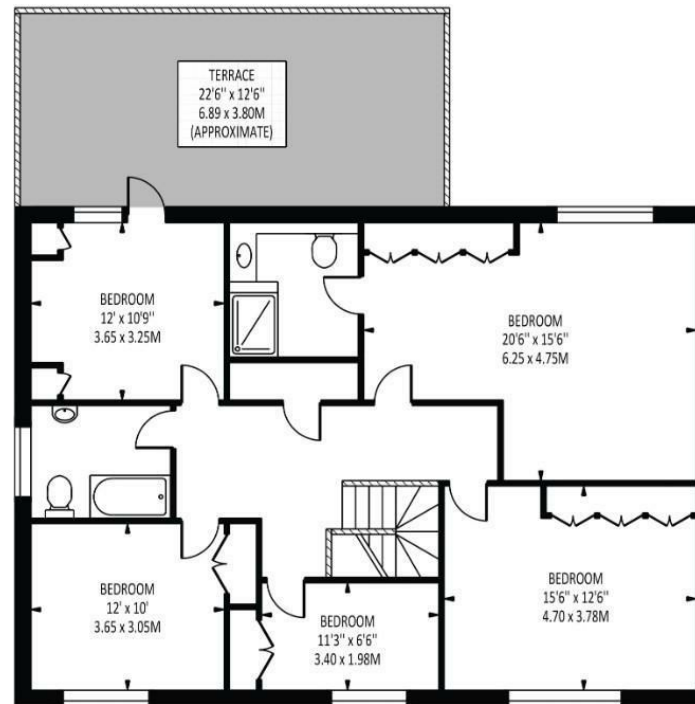
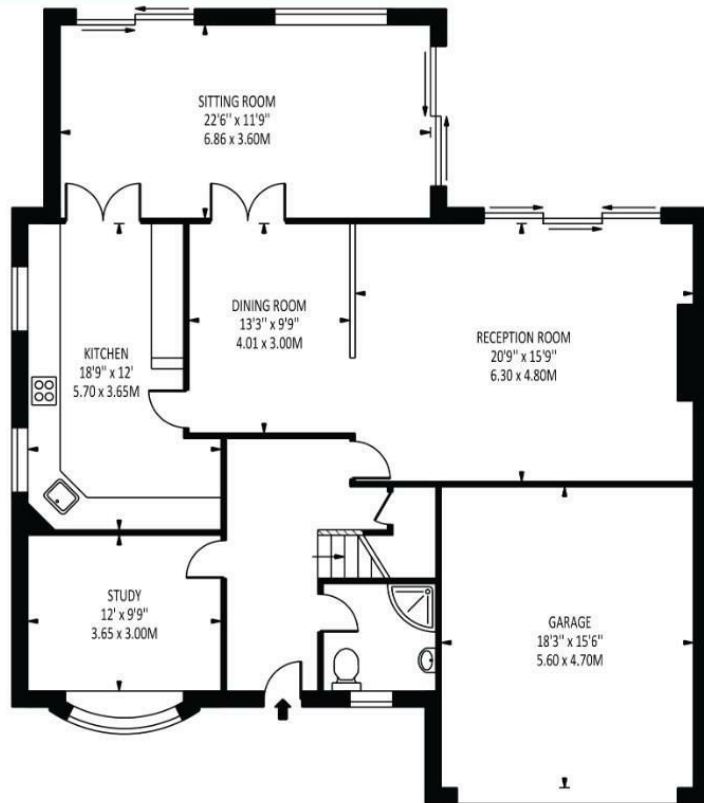


Longdown Lane North

Total Area: 2698 SQ FT • 250.63 SQ M

(Including Garage)

Garage Area : 283 SQ FT • 26.32 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		93
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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