

Kennedys'

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41, Longdown Lane North
Epsom
KT17 3JB

Welcome to Longdown
Lane North, and to this
handsome 5 bedroom
detached family home, just
a 0.4 mile walk from
Wallace Fields Junior
School.

£1,250,000



5



2



3



4+



- Handsome detached family home
- 5 Bedrooms
- 3 Bathrooms
- Large frontage
- Open plan kitchen/dining area
- Closeby to Epsom Town Centre

- 5 Bedrooms
- Scope to extend and improve (STPP)
- Impressive garden
- Walking distance to Wallace fields (0.4 miles) and Epsom College (0.4 miles)
- Viewings by appointment only



PROPERTY DESCRIPTION

When you think of a conventional executive family home, you probably picture a generous frontage, a handsome detached home, a large garden; well, this one ticks all of those boxes and some! You enter the house into a well-proportioned entrance hall; on your left, a large sitting room spans the full depth of the house, with an open fire as the centrepiece. On the opposite side of the hallway lies a smaller reception room, ideal for an office, "snug" or playroom. The kitchen diner is a large open-plan space, designed specifically with hosting in mind. A combination of base, wall and full-height units provides ample storage, and a breakfast bar adds versatility and functionality. French doors lead out from the dining area into the exceptional garden, and a utility room answers all of the "practical" questions.

Upstairs benefits from two large suites at either end of the house, along with two further doubles and a final smaller room, coming to 5 bedrooms in total. The principal suite is a large space with views out over the garden, built-in wardrobes and a recently updated en suite. The guest suite at the other end of the house largely mirrors this layout, though the outlook is to the front. The further three bedrooms benefit from use of the family bathroom.

The rear garden really is a bit special; a perfect balance of patio, lawn, ornamental beds and established mature trees, it is a garden for hosting, for playing, for enjoying.





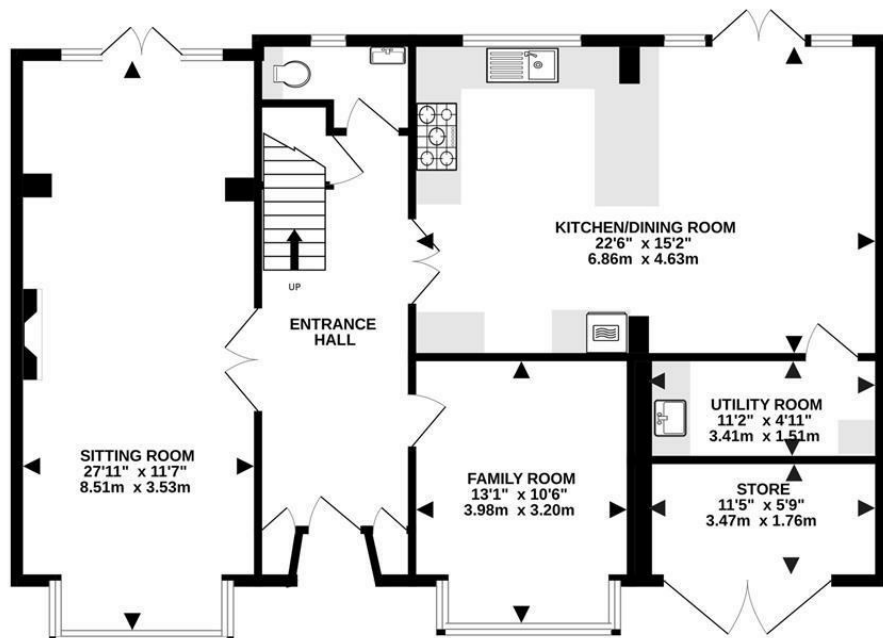




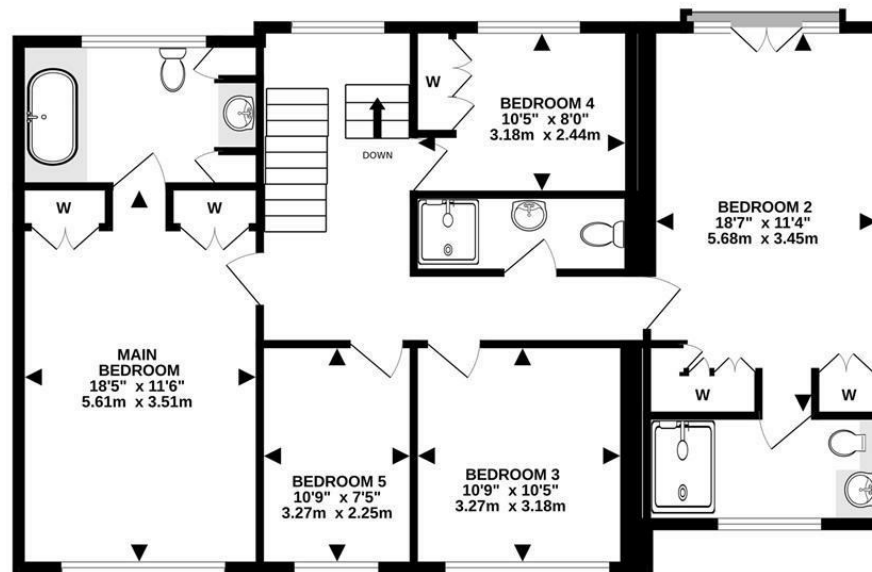
PROPERTY DESCRIPTION

The front of the house benefits from a carriage-style gravel driveway, with space for 5+ vehicles and access to a store room via the garage-style door.

Longdown Lane North sits in Epsom's popular "College Area", within walking distance of Epsom College itself and close to Wallace Fields Infant and Junior Schools, with NESCOLT also nearby for further and higher education, making it a strong choice for families at every stage of schooling. Epsom town centre, with its shops, restaurants and mainline station, is easily reached in order to benefit from a choice of rail options including Epsom station (with services to London Waterloo and Victoria in around 35 to 40 minutes), plus Ewell East and Epsom Downs stations nearby, alongside local bus routes serving Kingston, Morden, Chessington and Worcester Park. For leisure, the open green space of Epsom Downs is just around the corner, ideal for walking and riding, and the area is well served by several golf courses, with Priest Hill also within easy reach, all combining to give a rare blend of countryside feel with genuine convenience for commuting into London and day to day life.



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 2130 sq.ft. (197.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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		
Mid energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:
EPC RATING: D
COUNCIL: Epsom and Ewell
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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