

The PERSONAL Agent

Longdown Lane South, Epsom

£1,050,000

115 Longdown Lane South

Epsom

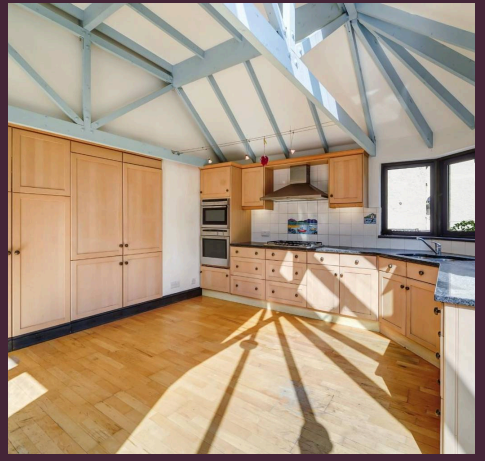
- Four double bedrooms
- Upstairs bathroom and d/s shower room
- 2656 sq ft of accommodation
- Detached double garage
- Large frontage with parking for many cars
- Rear garden is 115 ft x 80 ft and Easterly Facing
- Detached family home on 0.36 acre plot
- No onward chain
- Three dual aspect receptions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





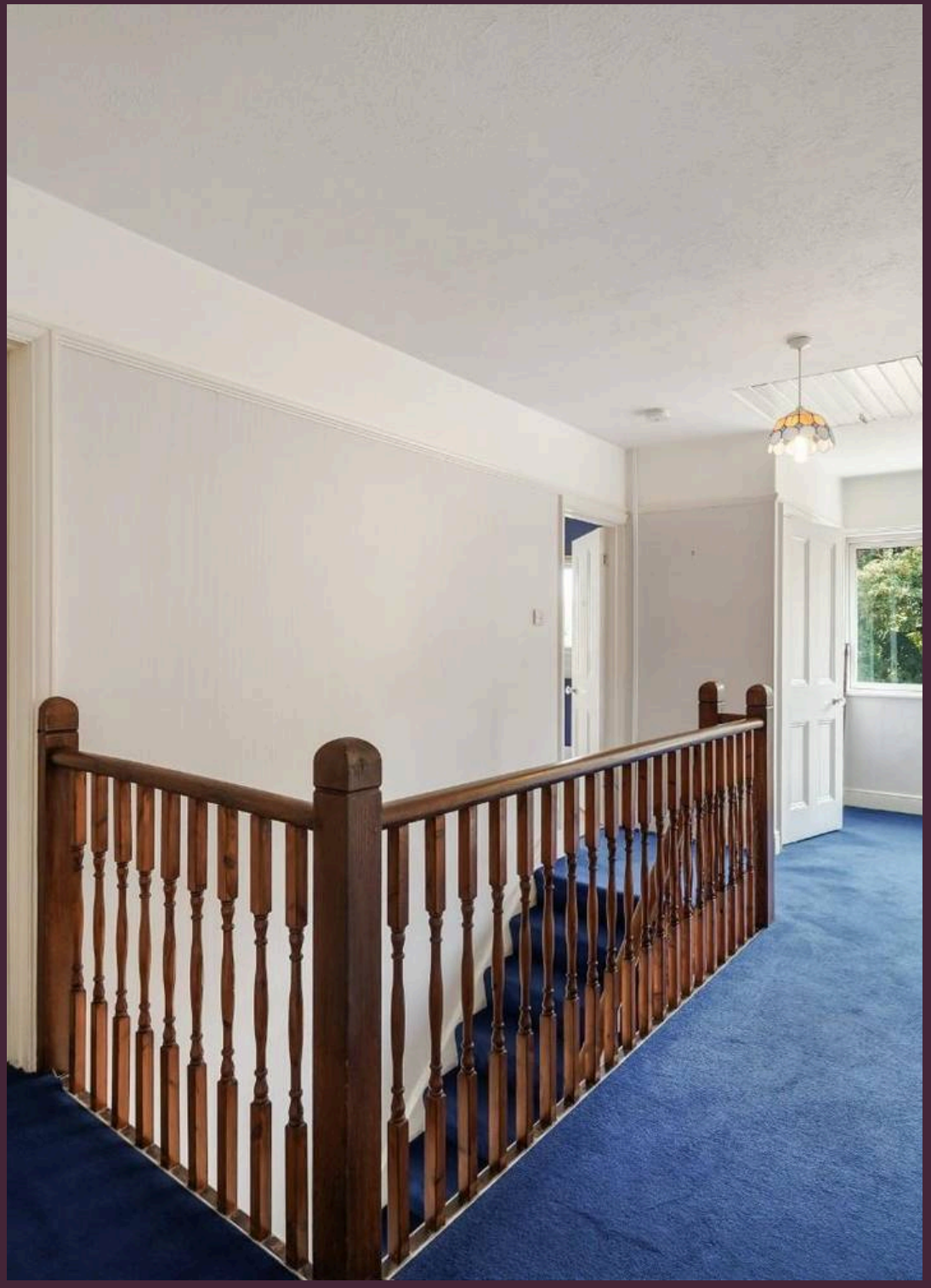






Description

At the heart of the home is the impressive 16ft x 13ft kitchen/breakfast room, positioned towards the rear and featuring a vaulted ceiling that adds a wonderful sense of volume. Large windows provide a pleasant outlook across the garden, making this a natural space for relaxed breakfasts, family meals or simply enjoying the changing seasons. The three reception rooms meanwhile offer scope to create separate living, dining, playroom or home working spaces, allowing the accommodation to adapt easily to the needs of a modern family. Upstairs, the sense of space continues with a vast landing leading to four genuine double bedrooms. Two of the bedrooms benefit from attractive bay windows, while the rear bedrooms enjoy beautiful views across the mature garden. The family bathroom is well equipped with both a walk in shower and separate bath, complemented by a separate WC, providing the practicality expected of a home of this size.



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, Freemen'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.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





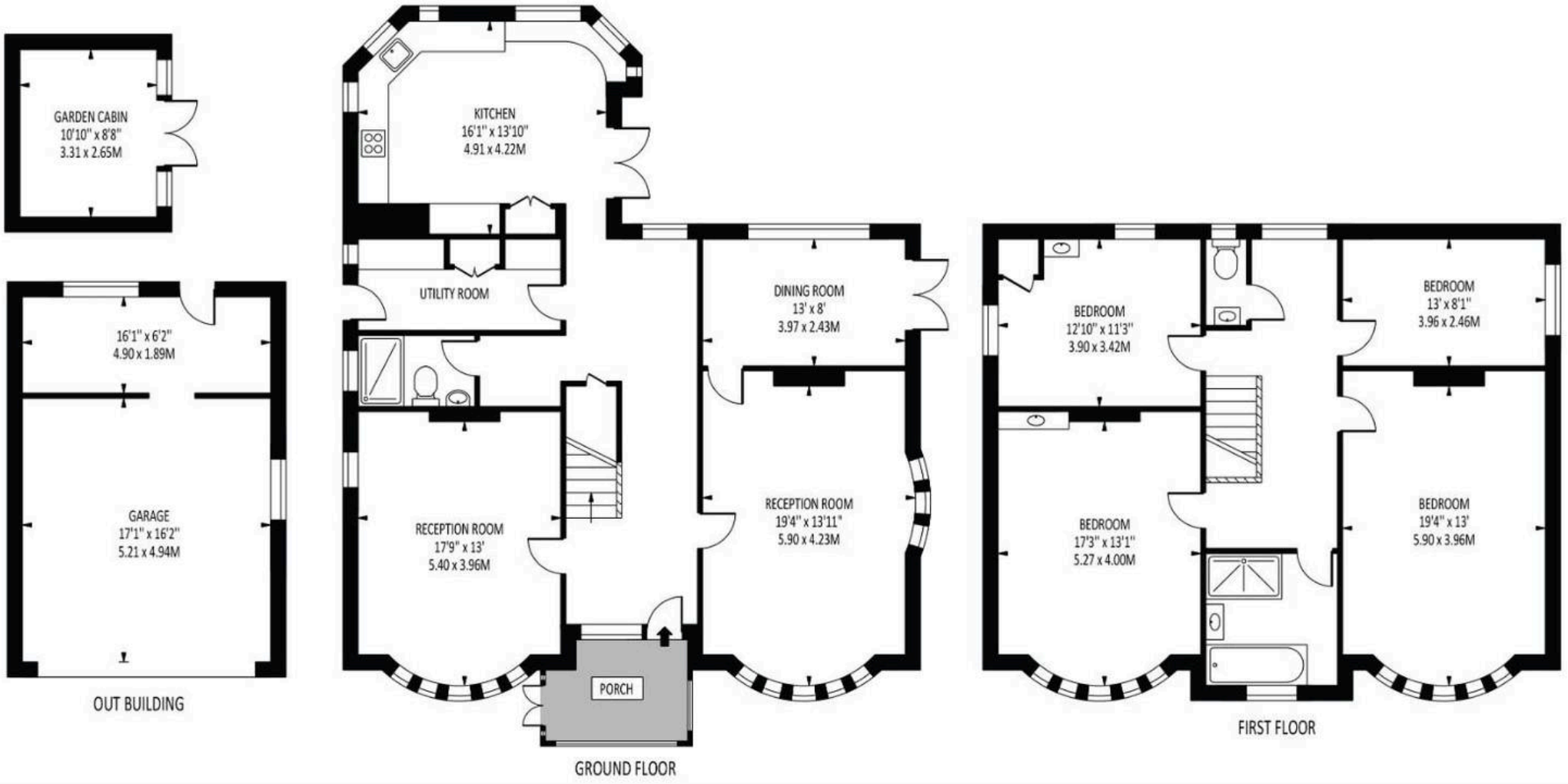




The PERSONAL Agent

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 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.



The Personal Agent Epsom

The Personal Agent Ltd, 2 West Street - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/