



Longdown Lane North, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- No onward chain
- An impressive plot of 0.33 of an acre
- Carriage driveway with generous frontage
- Attractive detached family home
- Five bedrooms and three reception rooms
- Characterful kitchen/breakfast room
- Four piece bathroom and ensuite
- Separate annexe
- Huge scope to extend, subject to planning
- Tranquil position backing directly onto fields

Set within an impressive 0.33-acre plot backing onto open fields, this charming detached home on Longdown Lane North offers exceptional space, privacy and tranquillity. Approaching 2,500 sq ft, the property features a deep frontage, generous carriage driveway and a stunning rear garden of approximately 118ft x 70ft, with sweeping lawns and mature planting.

The substantial plot also offers excellent potential to extend or reconfigure, subject to planning, with scope to enlarge the house to the rear and potentially the side.

Inside, the home provides superb flexibility for modern family life. The ground floor includes a large reception hall, triple-aspect living room with French doors to the



garden, formal dining room, third reception room and generous kitchen/breakfast room overlooking the grounds. These versatile spaces are ideal for family living, working from home and entertaining.

The first floor continues to impress, with five double bedrooms offering excellent accommodation for family and guests. The principal bedroom benefits from an ensuite, while the family bathroom features a characterful roll-top bath and separate shower. Generous proportions and abundant natural light enhance the sense of space.

A separate annexe adds exceptional versatility, providing an ideal solution for multi-generational living, guest accommodation or a home office suite, and allowing the property to adapt to changing needs.

Enjoyed by the same family for over 40 years, this unique home combines character, generous proportions and exciting potential for further enhancement. With outstanding school catchment options and a highly sought-after Longdown Lane North setting, properties of this calibre are rarely available and early viewing is highly recommended.

The property sits on a highly desirable road and is equidistant from Epsom & Ewell East railway stations with connections to Waterloo and Victoria. Epsom Downs station is within walking distance and the property is also within the sought after Wallace Fields Infant and Junior Schools catchment area as well as being within very close proximity of the internationally renowned Epsom College.

Tenure - Freehold
Council tax band -G

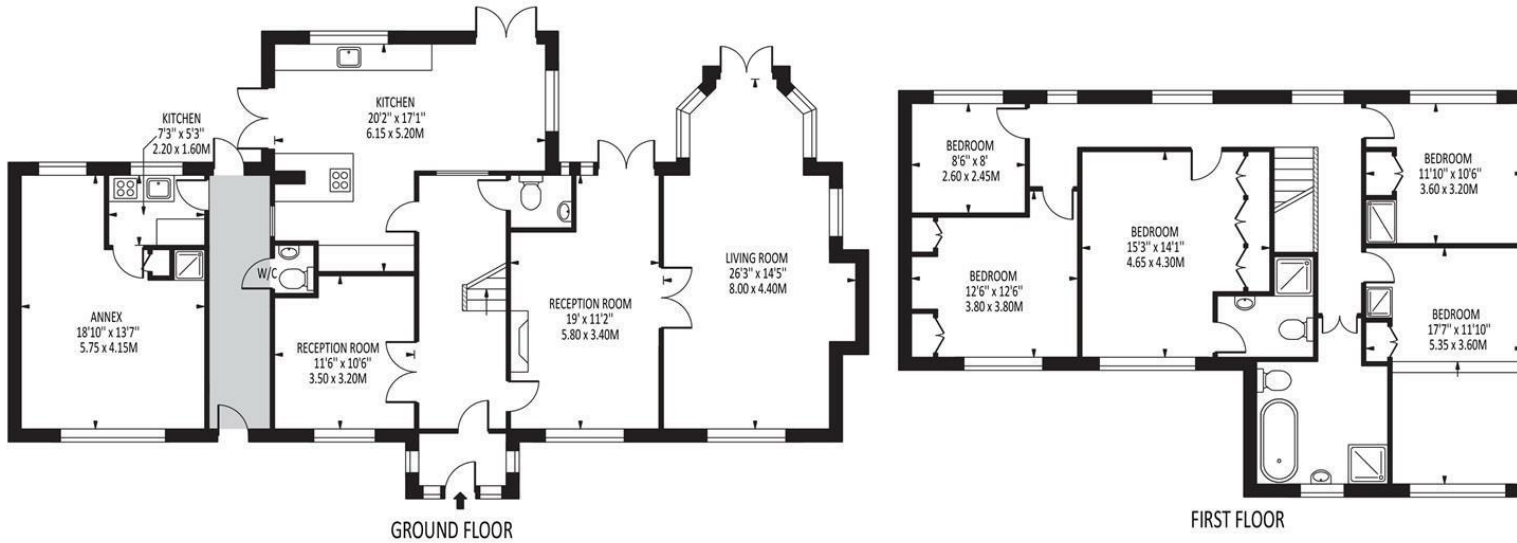






Longdown Lane

Total Area: 2411 SQ FT • 223.99 SQ M
(Including Annex & W/C)
Annex Area : 262 SQ FT • 24.36 SQ M
W/C Area : 11 SQ FT • 0.99 SQ M



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		
	61	78
England & Wales		
EU Directive 2002/91/EC		

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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.

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