



Alexandra Road, Epsom

The **PERSONAL** Agent

# Guide Price £1,850,000

## Freehold

- Over 4,500 sq ft of living space
- Seven spacious and versatile bedrooms
- Stunning 40ft kitchen/family room
- Four sleek and modern bathrooms in total
- Three large and light filled receptions
- Practical utility room & downstairs W.C
- Secluded 134ft x 69ft west facing garden
- Double garage, EV point & carriage driveway
- Adaptable for multi generational living
- Close to Epsom College & top schools

Set on a popular residential road within one of Epsom's most desirable neighbourhoods, this truly exceptional and remarkably spacious family home offers over 4,500 square feet of beautifully presented accommodation. Located in the highly sought after College area, the property occupies a generous westerly facing plot of a quarter of an acre and has been thoughtfully extended over the years to create a unique and versatile living space, perfectly suited to multi generational living.

Lovingly maintained by the current owners for the past 21 years, this home was originally chosen with a clear vision in mind: to provide a long term residence where a family could grow, flourish, and enjoy both space and comfort in equal measure. That vision has been fully realised, with well balanced accommodation spread across three expansive floors, offering a rare blend of practicality, luxury, and warmth.

From the moment you step through the front door, the entrance hall sets the tone with a welcoming atmosphere that is often elusive in properties of this scale. The layout flows effortlessly throughout, with a series of generously proportioned and light filled spaces that cater perfectly to both everyday family life and more formal entertaining.

At the heart of the home lies a striking 40 foot kitchen, dining and family



room, a space that not only forms the social hub of the house but also connects seamlessly with the garden, creating a wonderful sense of indoor-outdoor living. Complementing this central space are a formal living room, dining room, and playroom, along with a practical utility room and downstairs cloakroom.

The first and second floors provide seven bedrooms in total, offering flexibility for larger families or those seeking guest, office or hobby spaces. The principal suite is a standout, featuring its own dressing area and a beautifully appointed ensuite bathroom. A guest bedroom also benefits from a private ensuite, while two further family shower rooms serve the remaining bedrooms, ensuring convenience and privacy for all.

Outside, the westerly facing garden is both private and beautifully landscaped, measuring approximately 134 feet by 69 feet at its maximums. A tranquil koi pond, a series of sun soaked patio terraces, and an outdoor BBQ area all create an ideal environment for entertaining or simply unwinding in peace. A detached summer house adds further flexibility, perfect as a studio, office, or retreat space, and completes the garden perfectly.

The location is equally compelling. Just 0.1 mile from the renowned Epsom College and close to the coveted Wallace Fields infants and junior schools,

the property is ideally positioned for access to some of the area's most sought after state and independent education. Epsom station provides fast and direct rail links to London Waterloo, London Bridge and Victoria, making this an ideal location for commuters. In addition, the prestigious RAC Golf and Country Club is nearby, while both Heathrow and Gatwick airports are reachable within 30 minutes by car.

This is a rare opportunity to acquire an extraordinary and much loved family home in one of Epsom's most desirable addresses. Properties of this scale, quality and location seldom come to market, and early viewing is highly recommended.

Tenure - Freehold  
Council tax band - G



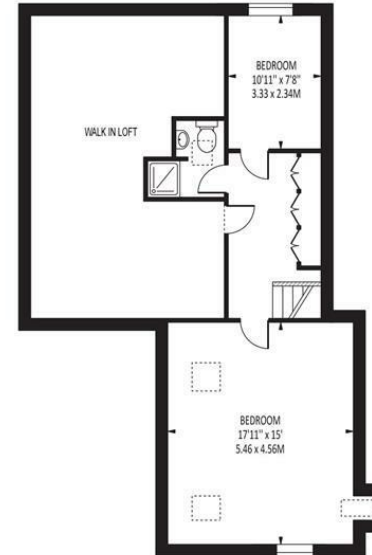
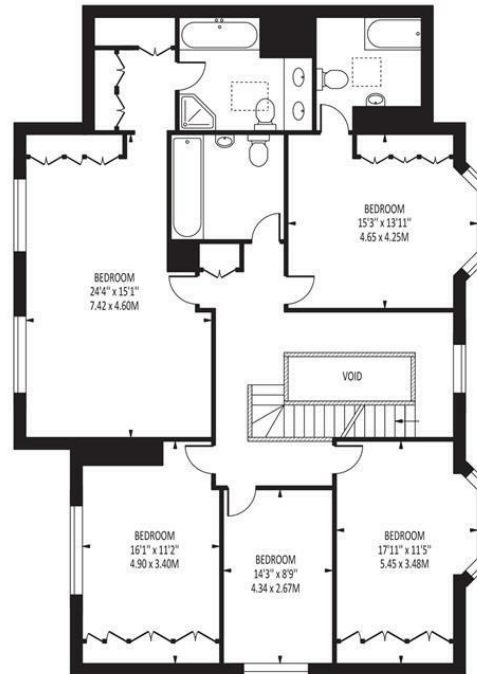
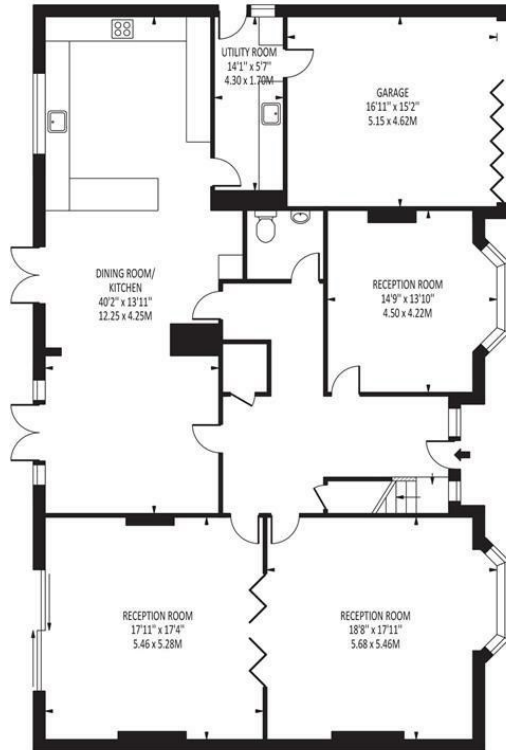


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## Alexandra Road

Total Area: 4639 SQ FT • 430.98 SQ M  
(Including Eaves Storage, Garage & Void)  
Eaves Storage Area : 350 SQ FT • 32.50 SQ M  
Garage Area : 256 SQ FT • 23.79 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |
|                                             | 75      | 80        |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

