



MICHAEL EVERETT & Co

... A Moving Experience

LONGDOWN LANE SOUTH EPSOM KT17 4JJ

An outstanding opportunity to acquire this characterful 1920's detached property set on a double width plot located in the sought after college area of Epsom with the benefit of a ground floor bedroom with bathroom ideal for Au Pair suite or separate annexe.

Accommodation and amenities

Reception Hall • Sitting Room • Dining Room • Study • Conservatory • Kitchen • Utility Room • Cloakroom • Master Bedroom • Three Further Bedrooms • Three Bathrooms • Annexe • Garage • Well Established Rear Garden • Summer House • Small Lake •

The property is situated in one of Epsom's most sought after locations, looking onto Epsom Downs and opposite Epsom Downs golf club and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College (approx.. 5 minute walk), City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





This four bedroom elegant, spacious detached property built in the 1920's carefully combines both period and contemporary features to include an annexe on the ground floor, if required.

Designed over three floors and providing a wealth of lateral living space, enjoying a rear terrace and established garden ideal for in and outdoor entertaining.

On the ground floor, leading from the reception hall are the principle reception rooms including the sitting room, dining room and the kitchen. The kitchen gives way to the annexe with further bedroom and bathroom.

On the first floor is the master bedroom, two further bedrooms and two bathrooms. Staircase leads to second floor comprising study/hobbies room (designed for working from home with second telephone line).

Outside the garden is well established affording privacy to all sides, immediately to the rear of the property are sun terraces with steps down to lawned area with evergreens, herbaceous trees and shrubs.

A particular feature of the garden is a small lake with fencing and seating area in the centre. The entry to the lake is child-friendly. The garden enjoys a sunny aspect, having been well maintained and providing generous outside living space. The back of the garden looks onto arable land. To the front: garden with inset flowering borders and hedging, lawned area, electric gate with parking for up to 4 cars.

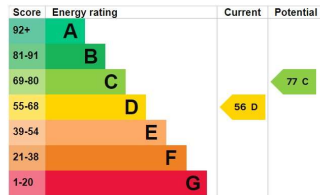
Council Tax Band: G

Asking Price £1,625,000 Freehold



Approximate Area = 2740 sq ft / 254.5 sq m (includes garage)
 Limited Use Area(s) = 84 sq ft / 7.8 sq m
 Total = 2824 sq ft / 262.3 sq m

For identification only - Not to scale



The graph shows this property's current and potential energy rating.

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.