The PERSONAL Agent

22 Denham Road, Epsom

£1,025,000

22 Denham Road

Epsom

- Elegant Edwardian family residence
- Doorstep of Park, Cafe & outstanding schools
- Prestigious gated private cul de sac
- Private & secluded 77ft South facing garden
- Ensuite shower room & family bathroom
- Utility room, downstairs W.C & garage
- Stunning high ceilings and bay windows
- Dining room linking to kitchen
- Four well balanced double bedrooms
- 25ft bay fronted living/family room

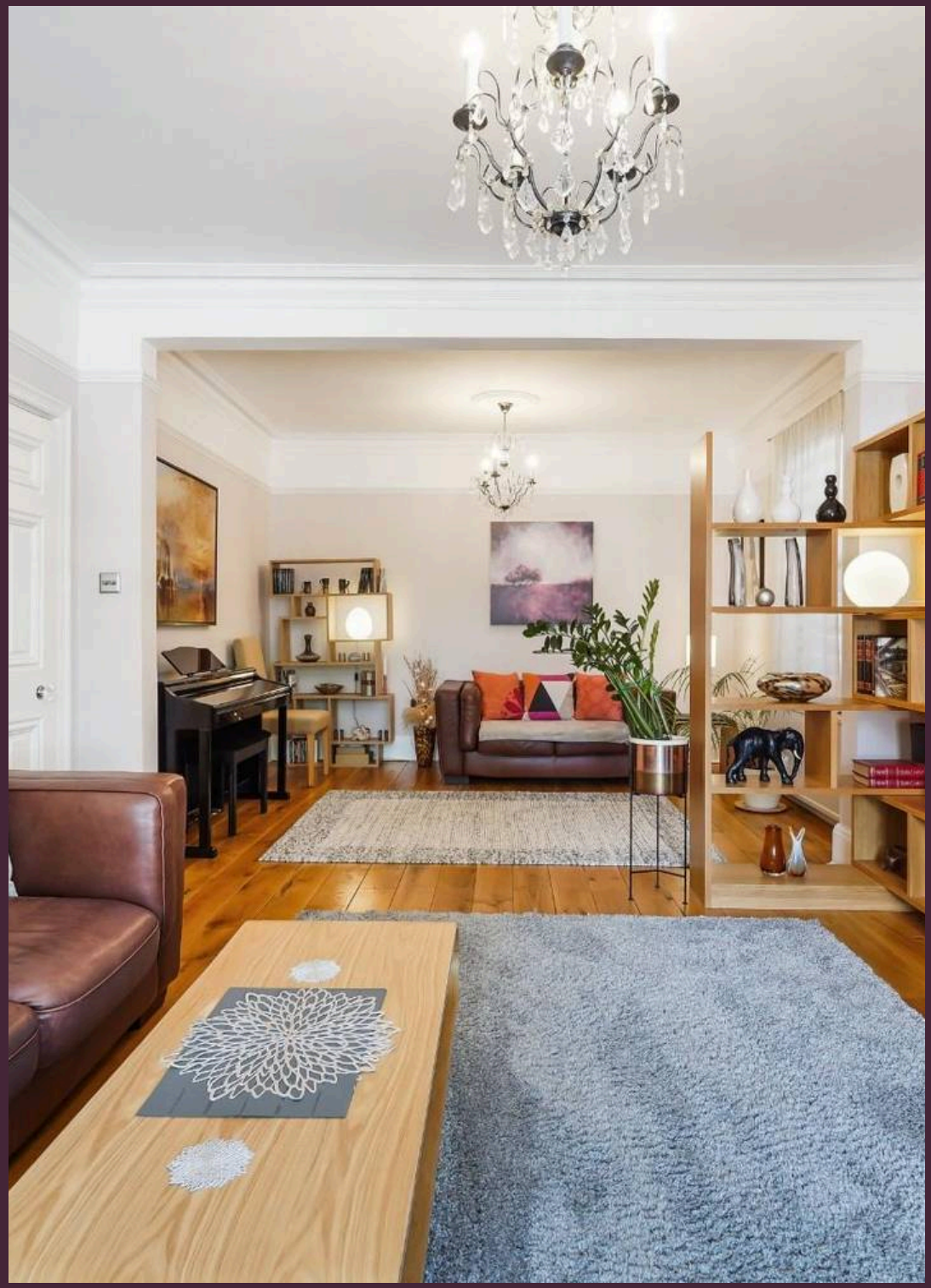
Positioned on Denham Road, arguably one of the most prestigious private gated cul-de-sacs in the highly regarded Wallace Fields area, this exceptional Edwardian residence represents a rare opportunity to acquire a home in one of Epsom's most sought-after addresses.

Homes within this exclusive enclave seldom come to market, with many having remained in the same families for generations. This property has been lovingly cared for by the same family for more than 24 years. Beyond the gated entrance, Denham Road offers a wonderful sense of privacy, permanence and understated prestige.

Mature surroundings, architectural character and a genuine sense of community create an environment that feels wonderfully secluded, yet remains ideally positioned for Epsom town centre, Ewell Village and highly regarded local schools.

Description

This handsome Edwardian home combines timeless period elegance with versatile modern living. Impressive ceiling heights, elegant proportions and beautifully balanced rooms create a wonderful sense of space and natural light, while original character and warmth have been carefully preserved by the current owners. Extending to over 2,000 sq ft including the garage, the property offers excellent flexibility for family life. The magnificent principal reception room, almost 26ft in length, provides an elegant and sociable space featuring striking period fireplaces and large bay windows. The reception rooms flow beautifully, balancing openness with more intimate areas. A practical kitchen and adjoining utility room complement the generous bedroom accommodation, which can readily adapt to family living, home working or guests. A substantial loft room, currently used as a music studio and den, provides valuable additional living space, alongside useful loft storage.

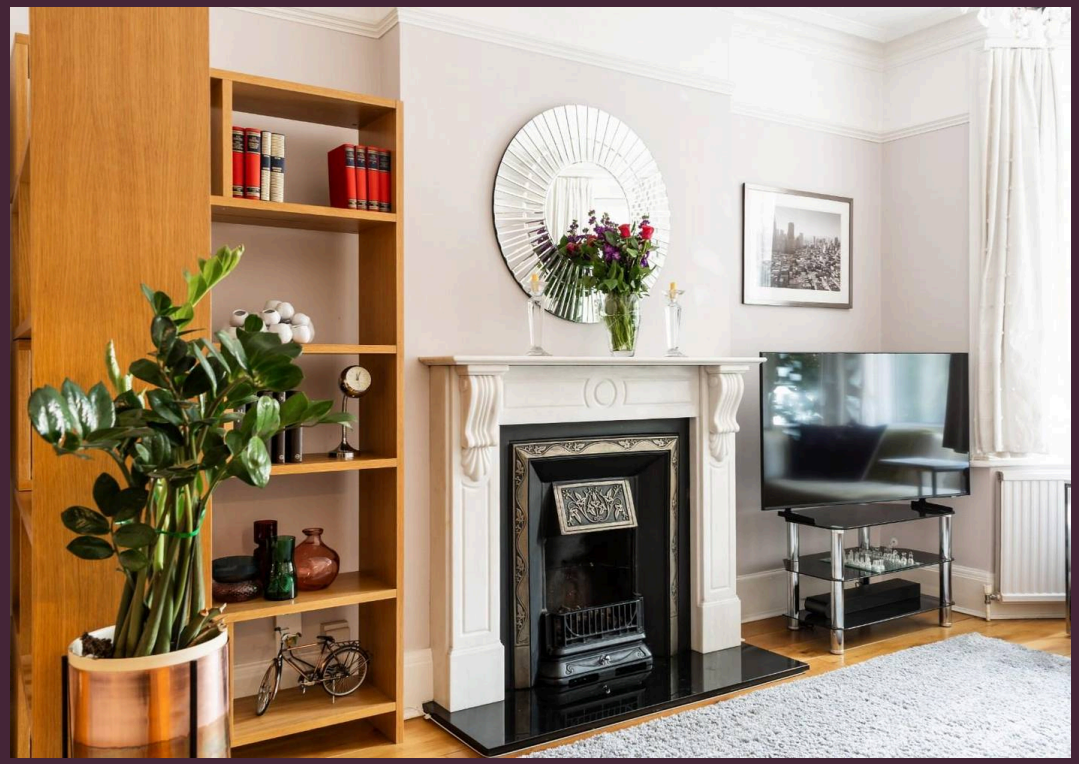


Throughout the property there is an unmistakable feeling that this is a home designed not simply to impress, but to be lived in and enjoyed. The mature 77ft south-facing rear garden provides a wonderfully private setting for entertaining and family life, with established greenery reinforcing the peaceful atmosphere that makes Denham Road so special. What makes this home particularly appealing is the rare combination of character, privacy and location. Denham Road is an exclusive setting where properties seldom become available, creating an exceptional opportunity for those seeking a long-term family home. The property also offers excellent scope for future enhancement and reconfiguration, subject to the usual consents, allowing an incoming purchaser to create an outstanding home while preserving the integrity and charm of the original Edwardian architecture. Wallace Fields is highly regarded for its excellent school catchments, proximity to open green spaces and convenient commuter links. Alexandra Park, Epsom Downs and a wide range of leisure facilities are all within easy reach. A rare opportunity to acquire a characterful Edwardian home in one of Epsom's most sought-after settings.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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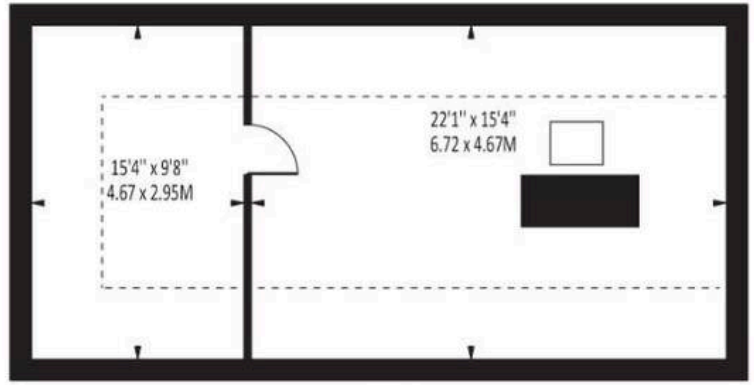
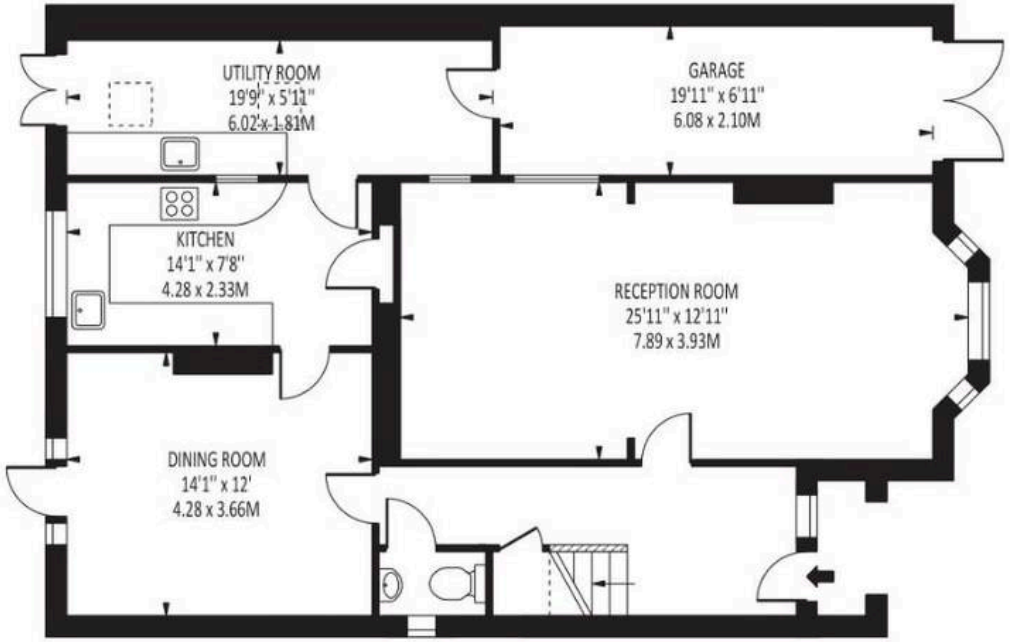
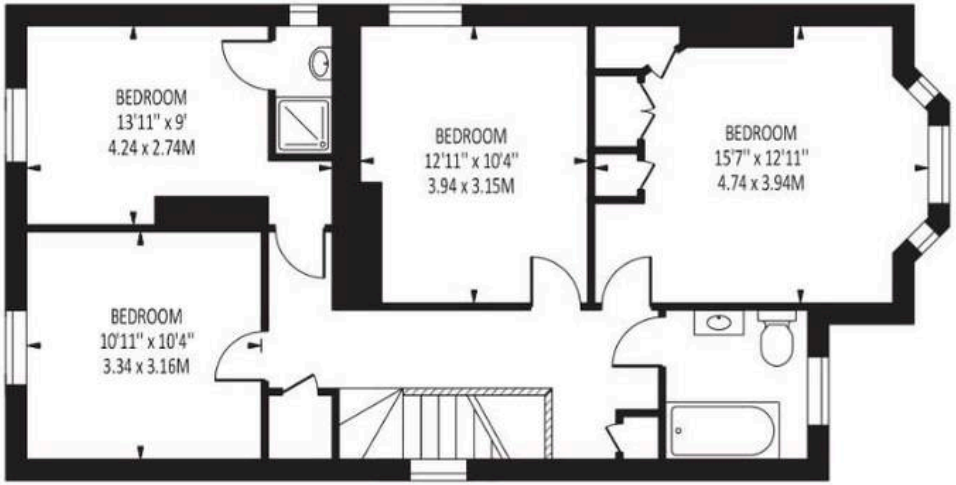
Total Area: 2314 SQ FT • 215.04 SQ M
(Including Garage & Restricted Height Area)
Garage Area : 137 SQ FT • 12.77 SQ M
Restricted Height Area : 240 SQ FT • 22.30 SQ M



LOFT



GROUND FLOOR



FIRST FLOOR

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.

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