



Pine Hill, Epsom

The **PERSONAL** Agent

Guide Price £1,075,000

Freehold

- Attractive detached family home
- Sought after private Woodcote Estate
- Three generous bedrooms & fourth bedroom
- Two reception rooms & conservatory
- Wonderful kitchen/dining/family room
- Spacious & practical utility room
- Downstairs cloakroom
- Ensuite shower room & main bathroom
- Carriage driveway & secluded garden
- Great school catchment & access to station



The Personal Agent are pleased to present this attractive family home that enjoys arguably one of the most practical positions within this sought after and private estate.

Set on the lower slopes of Pine Hill, this fine home provides easy access to the Town, Station and the many outstanding local schools within the area too. The generous plot measures 0.12 of an acre and is also within close proximity of the Royal Automobile Club & Golf Course and acres of open woodland.

The rear garden is South/Westerly facing which is one of the most requested aspects, whilst the internal accommodation has been cleverly redefined and extended over the years to provide the perfect layout for family living, with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day family life.

Enjoying 2053 square foot of space and set behind a good frontage, the property benefits from a large carriage driveway with off street parking for several cars. The welcoming entrance hall sets the tone and creates an ultimate first impression with its beautiful parquet flooring and from here we have access to a spacious living room, a separate play room and a beautifully positioned conservatory which is the perfect space to relax and watch the abundance of birdlife in the garden.

However, the real heart of the home is the kitchen / dining / family room which has a truly homely feel to it, mainly due to the fact that its all centred around a working fireplace. The ground floor is completed by a large, practical utility room, a separate attached workshop which could easily be converted into a study and a downstairs cloakroom.

The first floor also doesn't disappoint either, with the principal bedroom enjoying ensuite facilities, three further bedrooms and a bathroom suite. There is a large loft space with scope to convert into accommodation as well as options to extend to the rear too (subject to the usual planning consents).

Pine Hill is an incredibly popular road within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, the property is also only one mile from the open spaces of the Epsom Downs and Derby racecourse, which provides the perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Call vendors sole agent for more information.

Tenure - Freehold
Council tax band - G

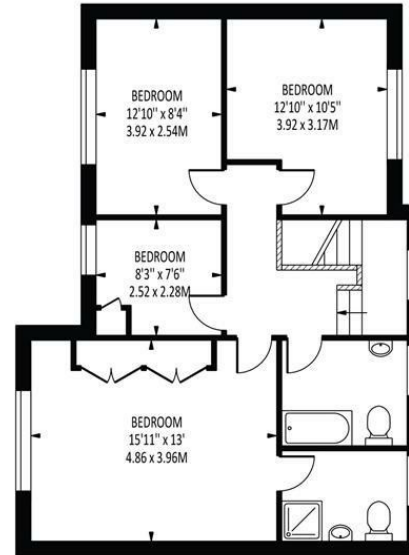
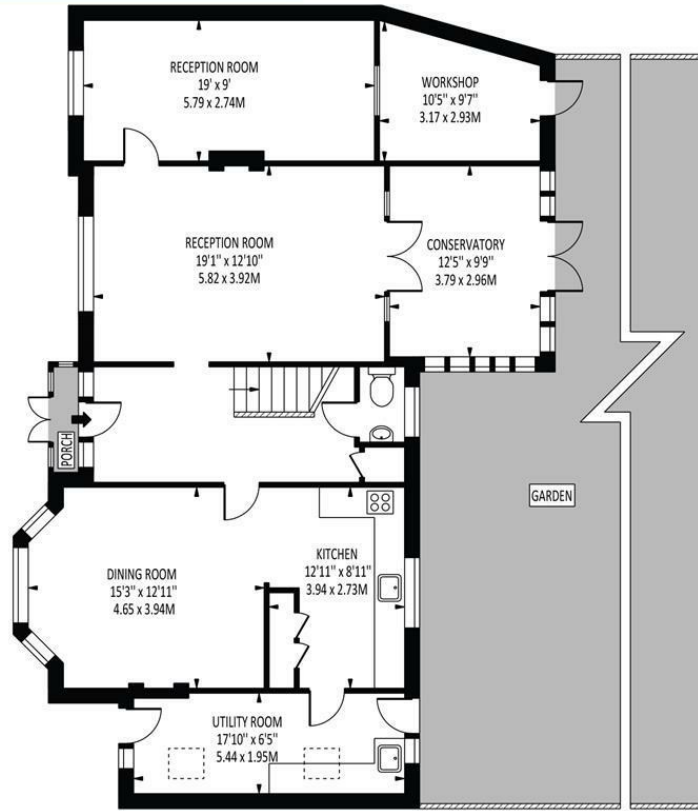




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Total Area: 2053 SQ FT • 190.72 SQ M
 (Including Workshop)
 Workshop Area : 81 SQ FT • 7.52 SQ M



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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | 62 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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