



Pine Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Attractive detached family home
- Sought after private Woodcote Estate
- 24ft x 23ft kitchen/dining/family room
- Separate living room & playroom/study
- Utility room & d/s shower room
- Ensuite shower room & main bathroom
- Impressive carriage driveway
- Westerly facing rear garden
- Great school catchment & access to station
- Well presented & modernised throughout

This incredibly attractive four bedroom detached family home has been the subject of a total refurbishment and extension program by the previous owners with such thought and attention to detail that the end result is simply stunning.

Enjoying an excellent corner position within the private Woodcote Estate, the well designed and balanced accommodation provides the perfect layout for family living, with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property provides flexible accommodation and from a practical sense it sits on the lower slopes of Pine Hill which ensures it is within close proximity of Epsom town centre, station and benefits from great school catchment too. The Royal Automobile Club with its two 18 hole golf courses and of course hundreds of acres of open woodland is also just a 2 minute drive away.

The first impressions hit the mark with a large carriage driveway and generous frontage. From here the front door leads into the light and welcoming entrance hall with its original parquet flooring, wood panelling



and cast iron radiator, the wonderful feel of this property is immediate and instantly sets the tone of things to come.

The impressive 24ft x 23ft kitchen/dining/family area is the first room you come to and it's an absolutely stunning space which caters for day to day family life in every way you could wish for.

There is a truly beautiful fitted kitchen with noteworthy points including high quality appliances, Quooker tap and warming drawer to name but a few. The kitchen seamlessly links to defined dining and sitting areas, alongside the double doors that open directly to the terrace.

There is also a separate double aspect living room that enjoys a cosy and relaxing feel to it, this room has also been well designed and is centred around a tastefully recessed fireplace and then a second reception space that is currently being used as a playroom/office. From a practical sense there is a door with access to a large utility room and a modern downstairs shower room which completes the ground floor.

On the first floor are four exceptionally well proportioned bedrooms, three of which have built-in wardrobes, a contemporary ensuite shower room and a

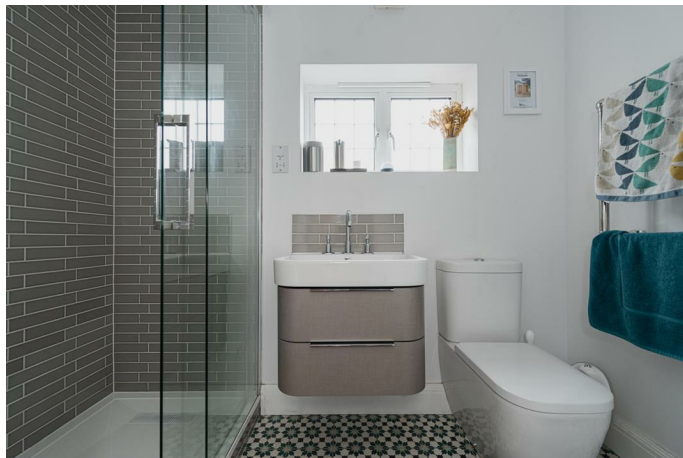
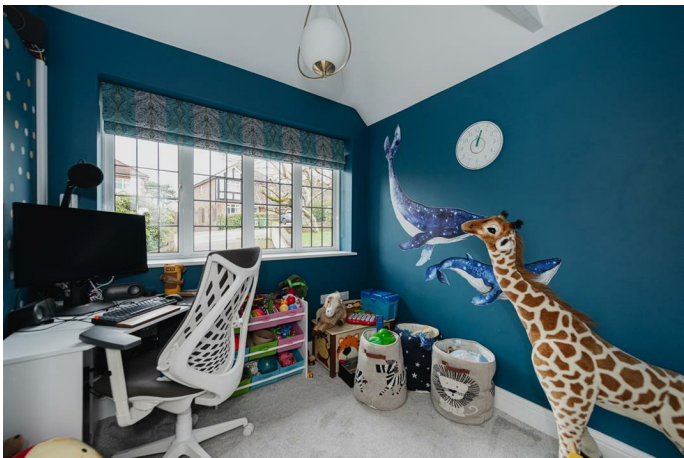
tasteful modern family bathroom too.

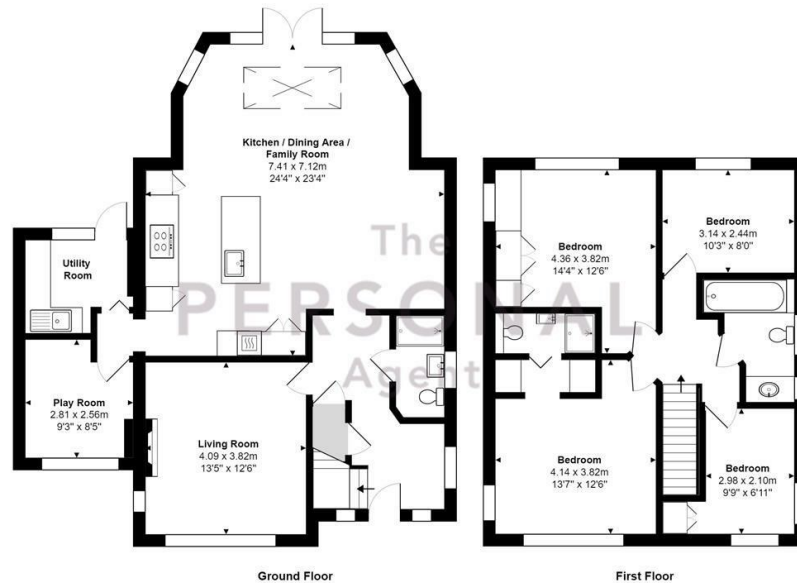
Pine Hill is an incredibly popular road within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, the property is also only one mile from the open spaces of the Epsom Downs and Derby racecourse, which provides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





Pine Hill, Epsom
 Total Area: 151.4 m² ... 1629 ft²
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(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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