



Pine Hill, Epsom

The **PERSONAL** Agent



# Guide Price £1,200,000

## Freehold

- Vendor suited / complete chain
- Private Woodcote Estate location
- Cleverly extended family home
- 30ft kitchen/dining/family area
- Separate living room & home office
- Utility room & d/s cloakroom
- Four exceptional bedrooms
- Two ensembles & main bathroom
- Private & secluded rear garden
- Integral garage & generous driveway



The Personal Agent are proud to present this attractive detached family home offering flexible accommodation and stylish living having been cleverly extended in recent years by our client. The property is within close proximity of Epsom town centre and provides around 2254 sq ft of total accommodation which is finished to a high standard throughout.

The generous plot sits at arguably one of the most desirable positions within the much requested private Woodcote Estate and is within close proximity of the Royal Automobile Club, golf course and acres of open woodland. The secluded garden is a real feature and enjoys a terrific amount of privacy as well as a gate with direct access to Worlds End and its nearby bridlepaths, perfect for taking the dog for a walk.

The well designed accommodation provides the perfect layout for modern 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.

From the beautiful and welcoming entrance hall, the wonderful feel of this property is immediate and instantly sets the tone of things to come.

The stunning kitchen/dining/family area is the first room you come to and its an absolute triumph which caters for day to day family life in every way you could wish for. There is a great fitted kitchen, defined dining and sitting areas, alongside the bi-fold doors and Velux windows that bathe the room with natural light.

There is also a separate TV/snug that has a cosy feel and is centred around a wood burning stove, a large work from home office which could easily double as a playroom and from a practical sense a large utility room and downstairs cloakroom.

On the first floor are four exceptional bedrooms, two modern ensuite shower rooms and a large family bathroom, not to forget that there is significance scope to extend the first floor STPP in order to increase bedroom space if desired.

Pine Hill is a sought-after and rarely available road set within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities but also only one mile from the open spaces of the Epsom Downs and Derby racecourse, it provides that 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.

The property also benefits from a complete chain, which will facilitate a swifter mover. This is a truly rare opportunity to secure a generously proportioned home that enjoys arguably one of the the best positions on the estate and a private garden.

Tenure - Freehold  
Council tax band - G







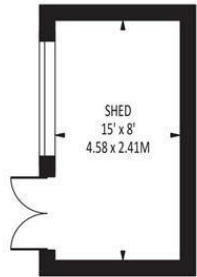
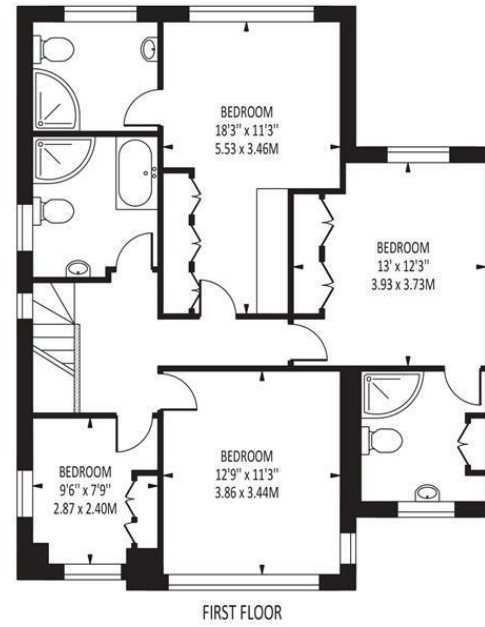
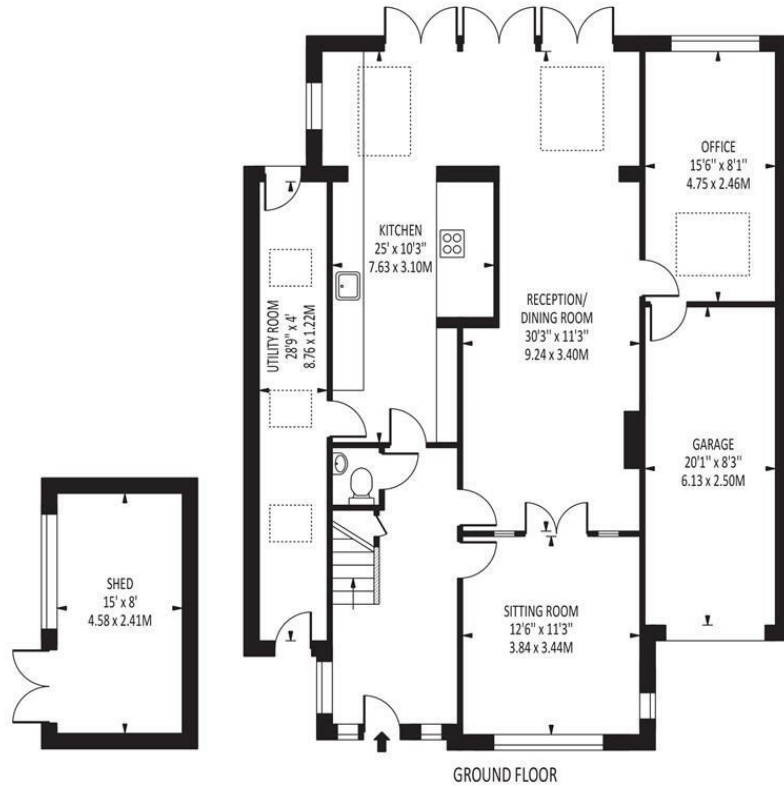






### Pine Hill

Total Area: 2254 SQ. FT • 209.37 SQ. M  
 (Including Shed & Garage)  
 Shed Area: 119 SQ. FT • 11.04 SQ. M  
 Garage Area: 165 SQ. FT • 15.33 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 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.

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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.



