

# Kennedys'

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9, Pine Hill  
Epsom  
KT18 7BH

What we have here is what we call a crowd-pleaser. Built in 2018 to a particularly high specification, this five-bedroom, four-bathroom home features an open-plan kitchen, three reception rooms and an integral garage — all located within the prestigious Woodcote Estate, within walking distance of schools and Epsom town centre. This house would suit young families climbing the property ladder, as well as downsizers looking for something a bit more manageable.

£1,325,000



5



3



4



4



- Charming detached family home
- 5 Bedrooms
- \*No onward chain!\*
- Open plan kitchen / diner
- Located on the prestigious Woodcote estate

- Built in 2018
- 4 Bathrooms
- Walking distance into Epsom town centre
- integrated garage
- Viewings by appointment only







# PROPERTY DESCRIPTION

This is a really well-proportioned house; it offers just a little more than you might expect, both in square footage and quality of finish. The ground floor centres around the entrance hall, with a generously sized office to your left as you walk in, and access to the garage on your right-hand side. The kitchen is a real showpiece, with white floor tiles set against a contemporary combination of wood-effect and white gloss base and wall units, topped with solid quartz work surfaces. Appliances are all Miele and fully integrated, including a coffee machine, dual ovens, combi microwave/grill, wine fridge, and induction hob on the central island. The space also includes a utility room with side access.

The formal sitting room is next door to the kitchen, with doors opening onto the garden and a centrepiece gas fireplace complete with stone surround. A further reception room is currently used as a library/piano room — a great addition to the ground floor and ideal as a playroom or snug if needed.

Upstairs features three large double bedrooms, all with en suites and built-in storage, along with two additional bedrooms and, of course, a family bathroom. All of this is centred around a lovely galleried landing.

Outside, the rear garden is east-facing and a manageable size; the front offers parking for three or more vehicles, as well as a pretty front garden.









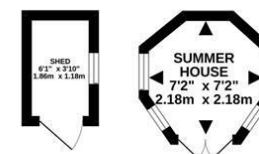
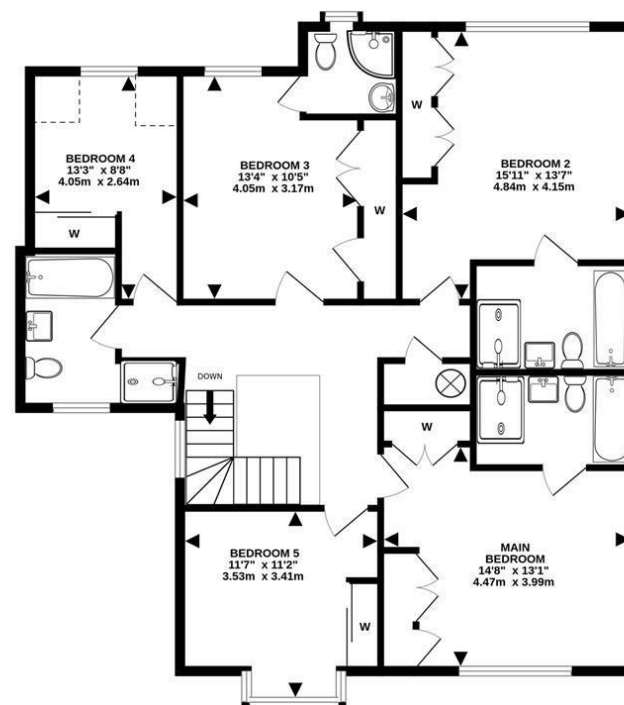
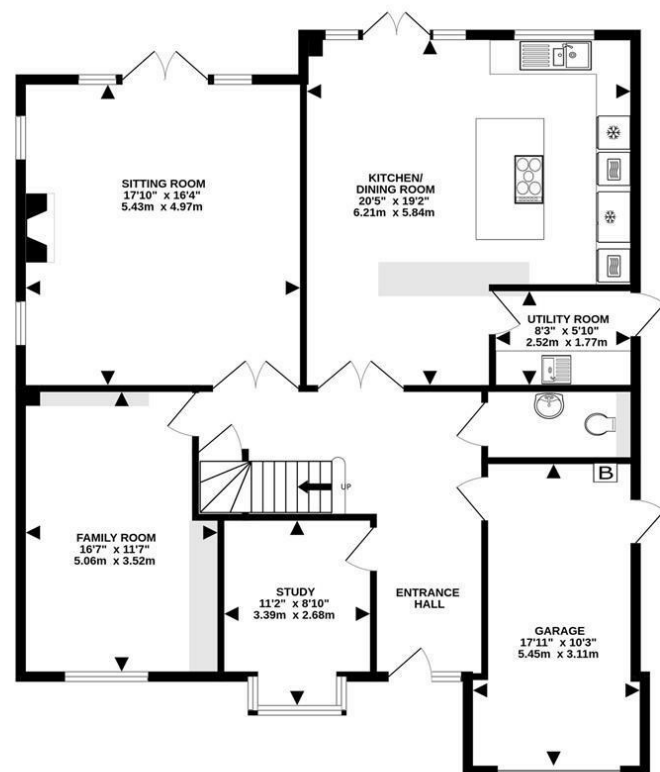


# PROPERTY DESCRIPTION

Pine Hill in Epsom is a prestigious and peaceful residential road within the sought-after Woodcote Estate, known for its spacious detached homes and leafy surroundings. Just under a mile from Epsom station, it offers excellent rail links to London Victoria and Waterloo, as well as convenient access to the A3 and M25 for road travel. The area is popular with families thanks to its proximity to highly regarded schools, including Rosebery, Epsom College, and several outstanding-rated primary schools. Epsom town centre is close by, offering a great mix of shops, restaurants, and cultural venues such as the Epsom Playhouse, while the nearby Downs and Horton Country Park provide expansive green space for leisure and outdoor activities.

For more information, or to arrange a viewing, do not hesitate to contact us on 01737 817 718.





**OUTBUILDINGS**  
66 sq.ft. (6.2 sq.m.) approx.

**TOTAL FLOOR AREA : 2585 sq.ft. (240.2 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	81 85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

# 9, Pine Hill

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

**TENURE:** Freehold

**EPC RATING:** B

**COUNCIL:** Epsom & Ewell

**TAX BAND:** G

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