



**Pine Lodge Way, Epsom**

Guide Price **£1,699,000**



## Pine Lodge Way

Epsom

NO CHAIN -- Exclusive 4-bed detached house in sought-after gated development with Georgian facade. Expansive kitchen/dining/family room, 4 bathrooms, and parking for 2/3 cars. Close to Horton Country Park and Epsom town centre. Book a viewing today for this exclusive home!  
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Prestigious Georgian Style Detached
- Exclusive Gated Development
- Immaculately Presented
- Light & Spacious Accommodation
- Kitchen/Dining/Family Room
- Modern Contemporary Kitchen
- Driveway For 2/3 Cars Plus Garage
- Close To Horton Country Park, David Lloyd and Hobbledown
- Five Double Bedrooms and Five Bathrooms
- Underfloor Heating Throughout



Nestled within a sought-after development, this impeccable 4-bedroom detached house with no onward chain offers a harmonious blend of luxury, space with high ceilings and comfort. A prestigious Georgian style facade welcomes you into this exclusive gated community, boasting a meticulously presented property that exudes elegance at every turn. The light-filled and generously proportioned accommodation is perfect for modern family living, with a standout feature being the expansive kitchen/dining/family room, ideal for entertaining guests that converts to the garden space in the summer months, via stunning large Bi-fold doors. The modern contemporary kitchen is a chef's dream, complete with high-end appliances and sleek finishes. Convenience is key with four well-appointed bedrooms the master of which has a walk in wardrobe and ensuite, and additional three luxurious bathrooms, providing ample space for the whole family. Parking is a breeze with a private driveway for 2/3 cars plus a single garage, offering both security and convenience.

Step outside into the landscaped garden of this stunning property and immerse yourself in the beauty of the outdoors. The outside space offers a sanctuary for relaxation, creating a serene backdrop for outdoor gatherings or simply unwinding after a long day. The property's proximity to Horton Country Park allows for easy access to scenic walking trails, perfect for nature lovers and outdoor enthusiasts.

Situated within a short drive of Epsom town centre and Epsom mainline station with excellent links to London, this property combines exclusivity and convenience, creating a truly exceptional living experience. Contact us today to arrange your appointment to view this beautiful exclusive home.

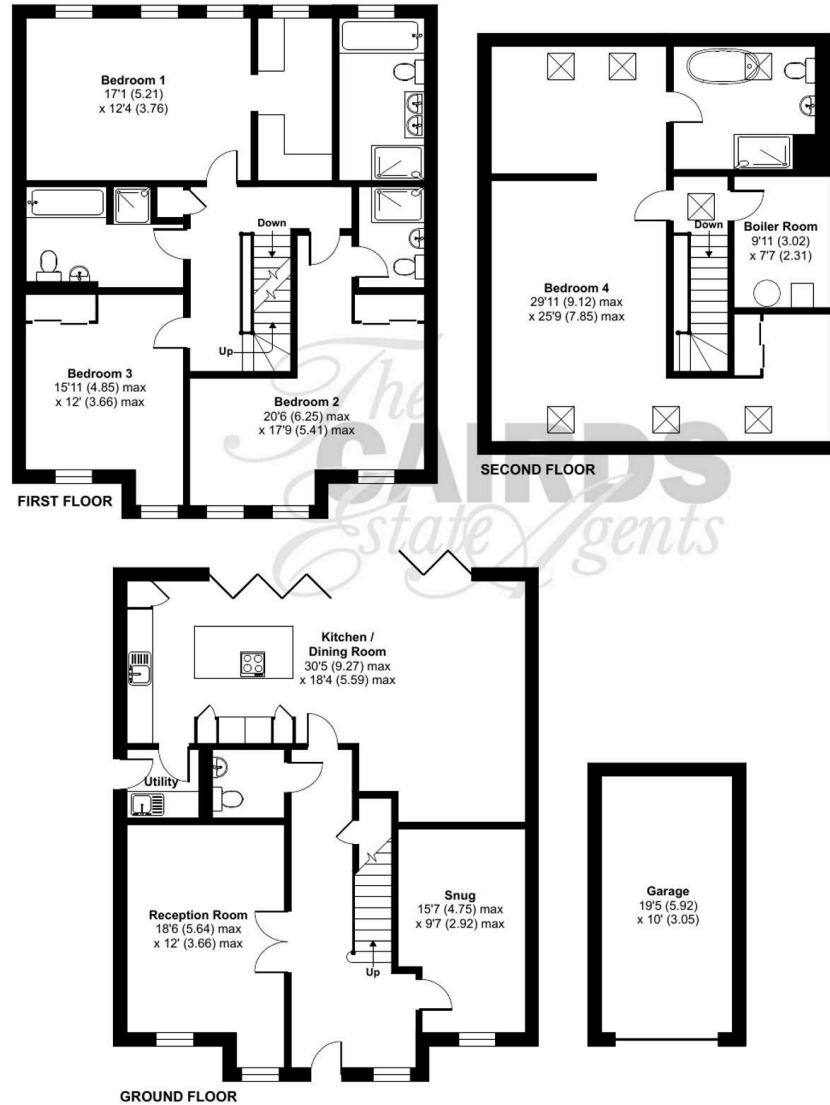
# Pine Lodge Way, Epsom, KT19

Approximate Area = 2917 sq ft / 270.9 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 3112 sq ft / 289.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cairds. REF: 1195346





## Cairds The Estate Agents

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