



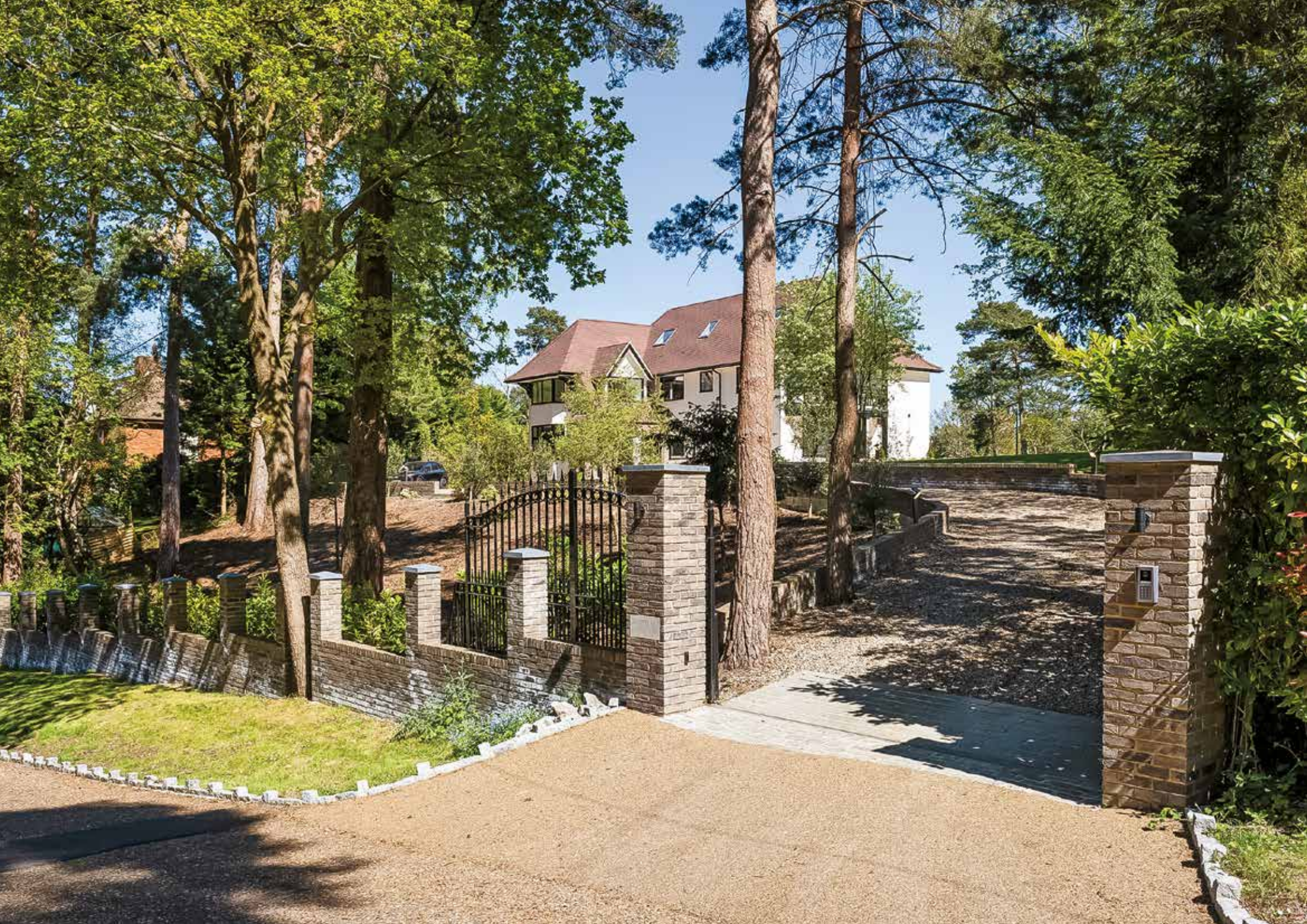
Pine Coombe
Croydon | Greater London | CR0 5HS

PINE COOMBE



An Exceptional Private Estate Residence with Pool, Tennis Court & Golf Course Views.

Discreetly positioned within one of South London's most exclusive private estates in Shirley Hills, this remarkable residence represents a rare convergence of privacy, scale, and lifestyle — a home that feels far removed from the pace of London, yet remains effortlessly connected to it. Approached via a sweeping private driveway, the property immediately establishes a sense of stature and arrival, leading gracefully to a substantial residence set within mature, secluded grounds. Occupying a privileged plot with immediate views across a pristine golf course, the setting is nothing short of exceptional, with expansive greenery and uninterrupted vistas creating a sense of calm and seclusion more commonly associated with country estates. Set within beautifully established grounds, the property evokes the character and stature of homes found in internationally renowned private estates such as Wentworth Estate and Sunningdale, with a lifestyle offering that would feel equally at home in Beverly Hills.

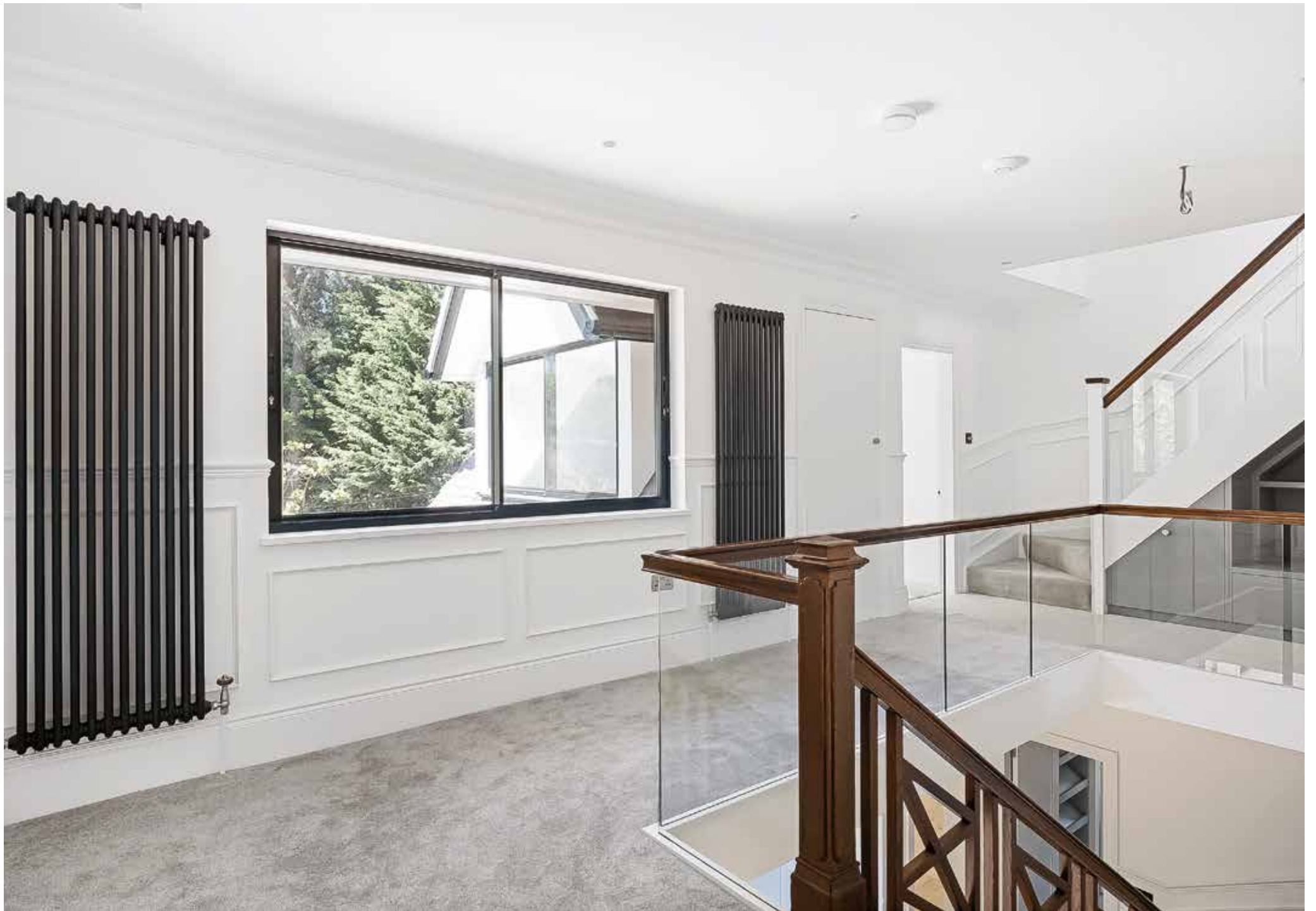
































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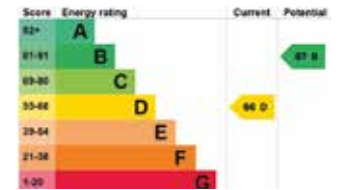
Pine Coombe

Approximate Gross Internal Area
 (Including Garage / Excluding Summer House, Plant / Bin)
 638.69 sq m / 6875 sq ft
 Summer House = 57.86 sq m / 623 sq ft
 Plant = 8.86 sq m / 95 sq ft
 Bin = 4.86 sq m / 52 sq ft
 Total = 710.27 sq m / 7645 sq ft



Tenure: Freehold
 Council Tax Band: H

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1297896)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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