



Pine Hill, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Desirable private Woodcote Estate
- Brand new detached family home
- Five bedrooms
- Three bathrooms
- 34ft kitchen/dining/family room
- Separate living room
- Over 2300 sq ft of flexible space
- Garage with scope to convert
- Solar panels & new build guarantee
- Close to Town, Station & outstanding schools



The Personal Agent are proud to present this exciting new development of just three detached homes that are located within the highly desirable private Woodcote Estate and enjoy an excellent and practical position on the lower slopes of Pine Hill.

With incredible attention to detail and a truly impressive and attractive design that exudes longevity, the properties enjoy generous accommodation ranging from 2341 sq ft up to a staggering 2921 sq ft.

Having been created to encompass a contemporary design along with comfortable accommodation and a truly practical position, the level of finish from this experienced and respected developer is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house as well as the added benefit of a low maintenance rear garden for each home and driveway with parking with integrated garages which could be converted into further reception space if desired.

In our view these fine properties provide the ultimate layout for a large contemporary and practical modern home with the added benefits of a

turn-key purchase allowing you to collect the keys and just unpack as well as the new build guarantee which provides peace of mind and low upkeep costs in the immediate future. They also benefit from outstanding school catchment as well as easy access to the local Park, Epsom Common and Epsom Downs with its world famous racecourse which is also very close by.

The ground floor on this particular unit enjoys underfloor heating in its entirety with stylish Amtico flooring and comprises of a welcoming entrance hall, kitchen/diner/family room with bi-fold doors to the garden, separate reception room, utility room and downstairs W.C.

The first floor offers four well proportioned bedrooms with an ensuite shower room and main bathroom, whilst the second floor accommodations provide another generous bedroom with a shower room that serves this floor and an internal room that could also be used as a walk-in wardrobe.

From a further practical and eco-friendly perspective, these homes benefit from solar panels with inverter that provides electricity back into the property helping to keep energy bills low.

The need to view these properties in order to fully appreciate them cannot

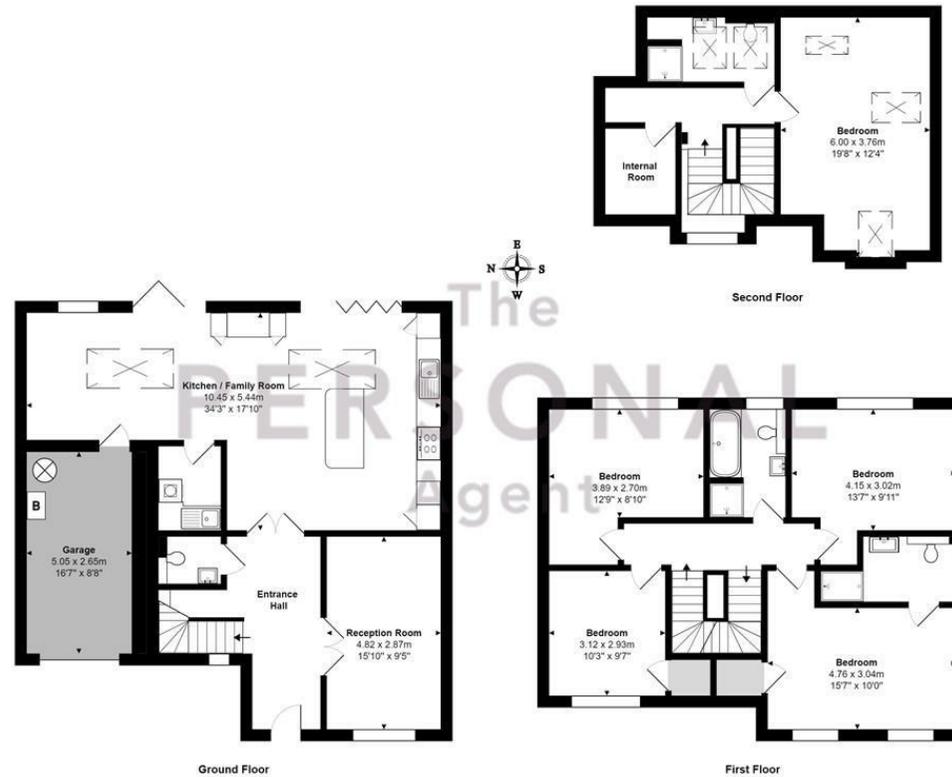
be overstated. The turn-key, practical layout and the longevity that the generous accommodation that the homes provide will certainly make you think more than twice about securing one of these newly built property's.

The area abounds with plenty of Greenbelt countryside. Rosebery Park, Epsom Common and Ashted Park are all just a short distance away. The open spaces of Epsom Downs, the home of the Derby, are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including Epsom Sports Club no more than 800 metres away, many great golf courses and David Lloyd and Rainbow leisure centres all in close proximity.

Tenure - Freehold
Council tax band -







Pine Hill, Epsom
 Total Area: 217.5 m² ... 2341 ft²
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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