



Pine Hill, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Sought-after private Woodcote Estate
- Practical corner plot of approx. 0.14 acres
- Offered with no onward chain
- Thoughtfully extended with generous layout
- Four spacious bedroom & two bathrooms
- Three receptions & kitchen/breakfast room
- Wrap around gardens with two sun patios
- Large driveway & attached double garage
- Close to town, station and top schools
- Near RAC Golf Course and open woodland

The Personal Agent are delighted to present this attractive and much loved family home, enjoying arguably one of the most practical positions within this sought after and private estate. Set on the lower slopes of Pine Hill, the property offers easy access to the Town, Station and an excellent selection of highly regarded local schools.

Occupying a bold corner plot of approximately 0.14 acres, the house is offered with no ongoing chain and has had only two owners since it was originally built. Our clients have thoroughly enjoyed 43 happy years here, a clear testament to both the home and its setting. The property is also conveniently located close to the Royal Automobile Club & Golf Course, along with acres of open woodland, striking a perfect balance between town and country living.

The wrap around gardens to the front and rear create a genuine sense of space and seclusion, with attractive outlooks from the reception rooms. Two well positioned patios allow the sun to be



enjoyed throughout the day, one ideal for morning coffee and the other perfectly placed for evening relaxation.

The accommodation has been sympathetically and thoughtfully extended to create an excellent layout for modern family living. So carefully executed was the extension that it would be noticeable only to the keenest and most expert of eyes. Our clients worked within the construction industry and, when extending the property in 1988, took great care to ensure the house appeared as though it had always been built this way. This attention to detail is evident in the natural flow of the rooms, with uncompromised bedroom sizes and exceptionally generous bathrooms, a rare feature for homes in this area.

Set behind a good frontage, the property benefits from a large driveway providing off street parking for several vehicles. The welcoming entrance hall sets the tone, leading to a spacious living room with views across the garden and its abundance of birdlife, a separate family room, and a formal dining room. At the heart of the home lies the kitchen with adjoining breakfast

room, creating a sociable hub for everyday life. The ground floor is completed by a downstairs cloakroom.

The first floor offers a principal bedroom with a large en suite bathroom, three further generous bedrooms, and a family bathroom. There is also a substantial loft space with scope for conversion, along with further extension potential, subject to the usual planning consents.

Pine Hill remains one of the most popular roads within this private and highly regarded estate. Epsom town centre, with its comprehensive range of amenities, is close at hand, while the open spaces of Epsom Downs and the Derby racecourse are just one mile away. The area is well served by mainline rail services to London Waterloo and London Victoria, and there is an excellent choice of schools and colleges catering for all ages.

Tenure : Freehold
Council Tax Band: G

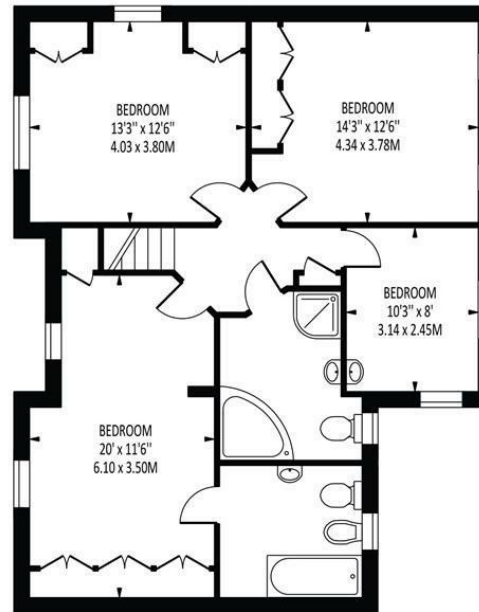
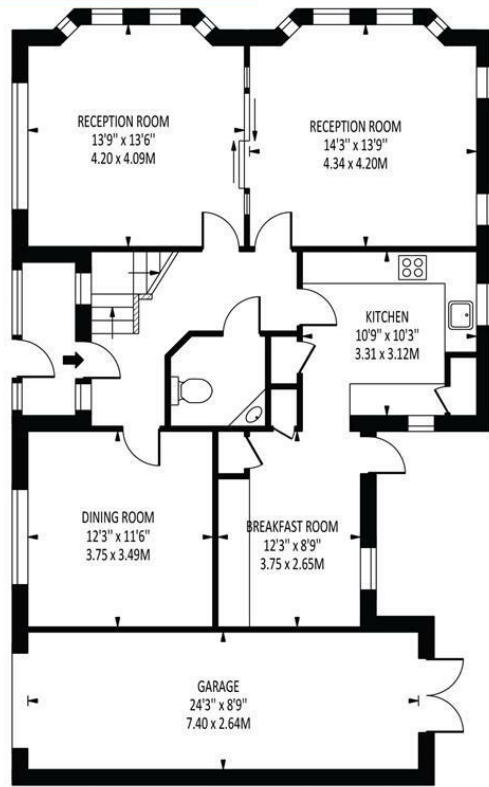




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Total Area: 2029 SQ FT • 188.50 SQ M
(Including Garage)
Garage Area : 210 SQ FT • 19.54 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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.

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		
	67	77
England & Wales		
EU Directive 2002/91/EC		

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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.

