



Pine Lodge Way, Epsom

The PERSONAL Agent

# Offers In Excess Of £1,350,000 Freehold

- No Onward Chain
- Horton Country Park
- Detached Georgian style Home in Gated Development
- Four double bedrooms all with ensembles
- 30ft x 18ft Kitchen/Dining/Living space
- Underfloor heating throughout
- South Easterly facing garden
- Garage and off street parking for 3 cars
- Stones throw from Horton Country Park
- In the Catchment of Ofsted Outstanding schools

Benefiting from no onward chain and nestled within an exclusive gated development on Pine Lodge Way in Epsom, this prestigious Georgian-style detached family home offers an exceptional living experience. Built in 2019, this remarkable property spans an impressive 3,115 square feet, showcasing a harmonious blend of space, light, and bespoke details that set it apart from others in its price bracket.

The accommodation is generously proportioned, making it ideal for modern family living. A standout feature of the home is the sizeable kitchen / dining / family room, which serves as the heart of the house, perfect for both entertaining and everyday family life. The design promotes a seamless flow between spaces, ensuring that every corner of the home feels inviting and functional.

This residence boasts four substantial double bedrooms, each equipped with its own ensuite bathroom, providing comfort and privacy for all family members. Additionally, the second floor features a remarkable 750 square foot bedroom that presents a unique opportunity for conversion into two or even three additional bedrooms, should the need arise.

With its elegant design and thoughtful layout, this detached house is not just a home; it is a lifestyle choice that caters to the needs of a modern family. The combination of luxury, space, and potential makes this property a rare find in the Epsom area. Do not miss the chance to make this exquisite home your own.

As soon as you step into the welcoming central entrance hall with high ceilings the wonderful feel of this house is immediate, with accommodation that flows perfectly and makes the most of the natural light.



At the heart of the property is an impressive 30ft kitchen/dining/family room that is perfect for entertaining as it links directly to the terrace with two banks of bi-fold doors that open all the way. The kitchen has all the modern appliances you would expect from a home as elegant as this including integrated De Dietrich ovens, induction hob built into the central island along with wine cooler.

There is an 18ft living room which has a nice cosy feel to it and a further reception that is currently being used as a study but could easily be a snug or playroom. The ground floor is completed by a generous and tasteful utility room and downstairs cloakroom.

On the first floor are three double bedrooms all with ensembles some of which have nice touches including built in speakers within the vanity mirrors that link to Bluetooth. Between the principal bedroom and the ensuite is a generous dressing room offering an abundance of space, with custom-built storage solutions, including deep wardrobes and multiple shelving units, it ensures every item has its place.

The second floor has a luxurious 750 sq ft bedroom with four piece ensuite that is large enough to be reconfigured to offer more bedrooms or study space according to your needs. Alternatively you could create defined seating and dressing areas which could be some of the best we've seen in a property in this price bracket.

Outside the property benefits from a large driveway and in addition there is a useful garage en bloc. The South/Easterly facing rear garden has been professionally designed to be low maintenance and the terrace benefits from being a real sun trap which is perfect for entertaining on those warm summer evenings.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse, which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature a pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also, close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away, giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Annual service charge amount (£) - £925.00  
Council tax band - G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

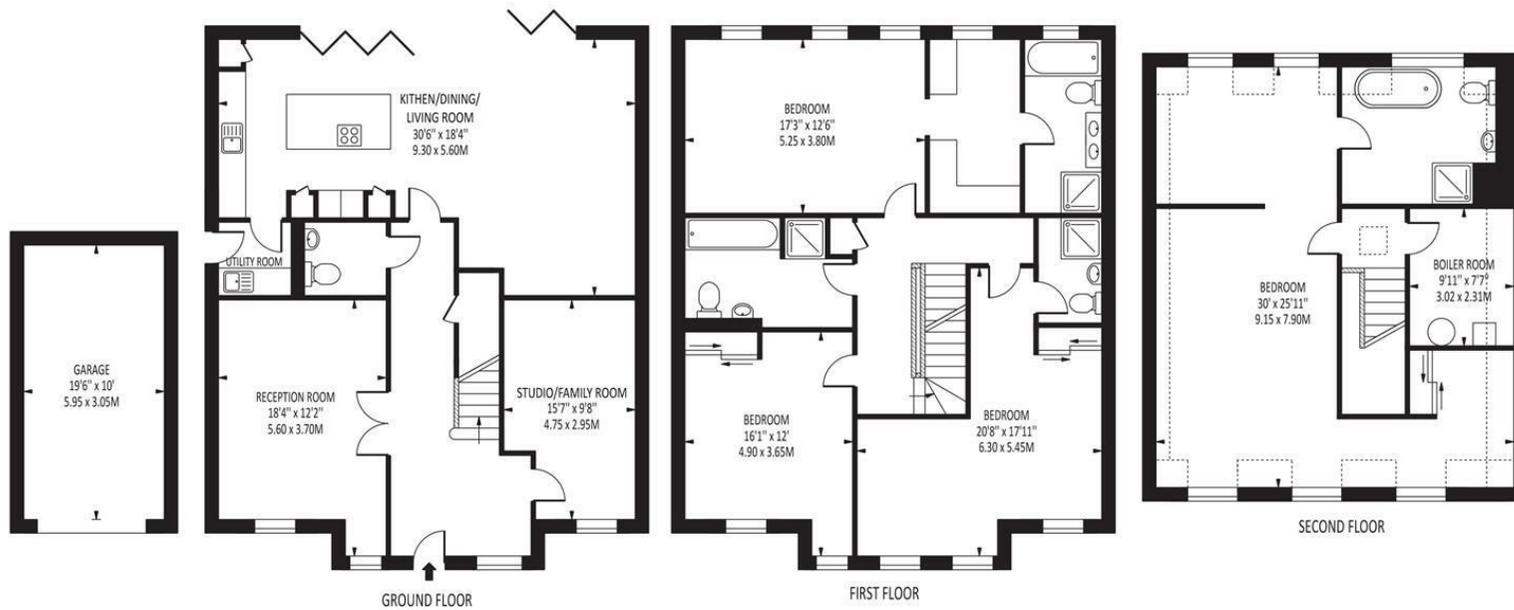






### Pine Lodge Way

Total Area: 3115 SQ FT • 289.35 SQ M  
 (Including Garage & Restricted Height Area)  
 Garage Area : 195 SQ FT • 18.15 SQ M  
 Restricted Height Area : 122 SQ FT • 11.30 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>89</b>	<b>89</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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



