



Pine Hill, Epsom

The PERSONAL Agent

# Guide Price £1,250,000

## Freehold

- Four/five flexible & bright bedrooms
- Seamlessly extended to create a light-filled, contemporary home
- No Onward Chain
- Private Woodcote Estate location
- Three modern bathrooms
- Utility room & separate scullery
- Professionally landscaped west-facing garden
- Outdoor entertaining & kitchen area
- Carriage driveway & garage/store
- Close to town, station & excellent schooling

Enjoying a prime position at the heart of the highly sought-after Woodcote Estate, this exceptional detached residence has been thoughtfully extended to offer beautifully balanced accommodation. Contemporary design is seamlessly combined with practical, flexible living spaces, all finished to an exacting standard.

From the moment you step through the front door, the quality of craftsmanship and meticulous attention to detail are immediately evident. Elegant parquet flooring, plantation shutters, exposed oak beams, and striking vaulted ceilings are complemented by a stylish wood-burning stove and refined décor, creating a warm yet sophisticated first impression.

At the centre of the home lies an impressive, open-plan kitchen, designed as a true social hub, which flows effortlessly into a series of light-filled, interconnected living spaces. The adjoining dining room leads through to a stunning family room, where vaulted ceilings with oak beams and bi-fold doors open directly onto the garden and terrace, enhancing the sense of space and indoor-outdoor living.



The ground floor further benefits from a separate living room/snug, a generous study with the versatility to serve as a double bedroom, complete with an adjoining shower room, a modern utility room, and an additional scullery that could also function as a dedicated food preparation area.

Upstairs, the principal bedroom is beautifully appointed, featuring bespoke Hammonds fitted wardrobes and a spacious ensuite. There are two further well-proportioned double bedrooms with bespoke fitted wardrobes, a fourth single bedroom or study, and a contemporary family bathroom.

Externally, the property continues to impress. A large carriage driveway provides ample parking and access to a garage/store, while the professionally landscaped, west-facing rear garden offers a private and tranquil retreat. This superb outdoor space includes a covered outdoor kitchen and seating area, perfect for entertaining.

The property is already exceptionally well arranged and also offers optional future potential, having previously benefited from

planning permission for a first floor flank extension to add further bedroom and bathroom accommodation, if ever desired (Ref: 14/01009/FLH, Epsom & Ewell Borough Council).

Ideally located, the property is within easy walking distance of Epsom town centre and the mainline station, with the town offering a wide range of amenities including shops, restaurants, a theatre and a cinema. The renowned Epsom Downs Racecourse and surrounding countryside provide excellent opportunities for walking and riding.

For leisure, the RAC Club, Epsom Golf Club, and Walton Heath Golf Club are all within easy reach. The area is also well served by highly regarded schools including St Martin's School, Rosebery School, Glyn School, Epsom College, and City of London Freemen's School. Excellent transport links are available via the nearby M25 (Junction 9), providing convenient access to both Heathrow and Gatwick airports.

Tenure- Freehold  
Council Tax Band - G



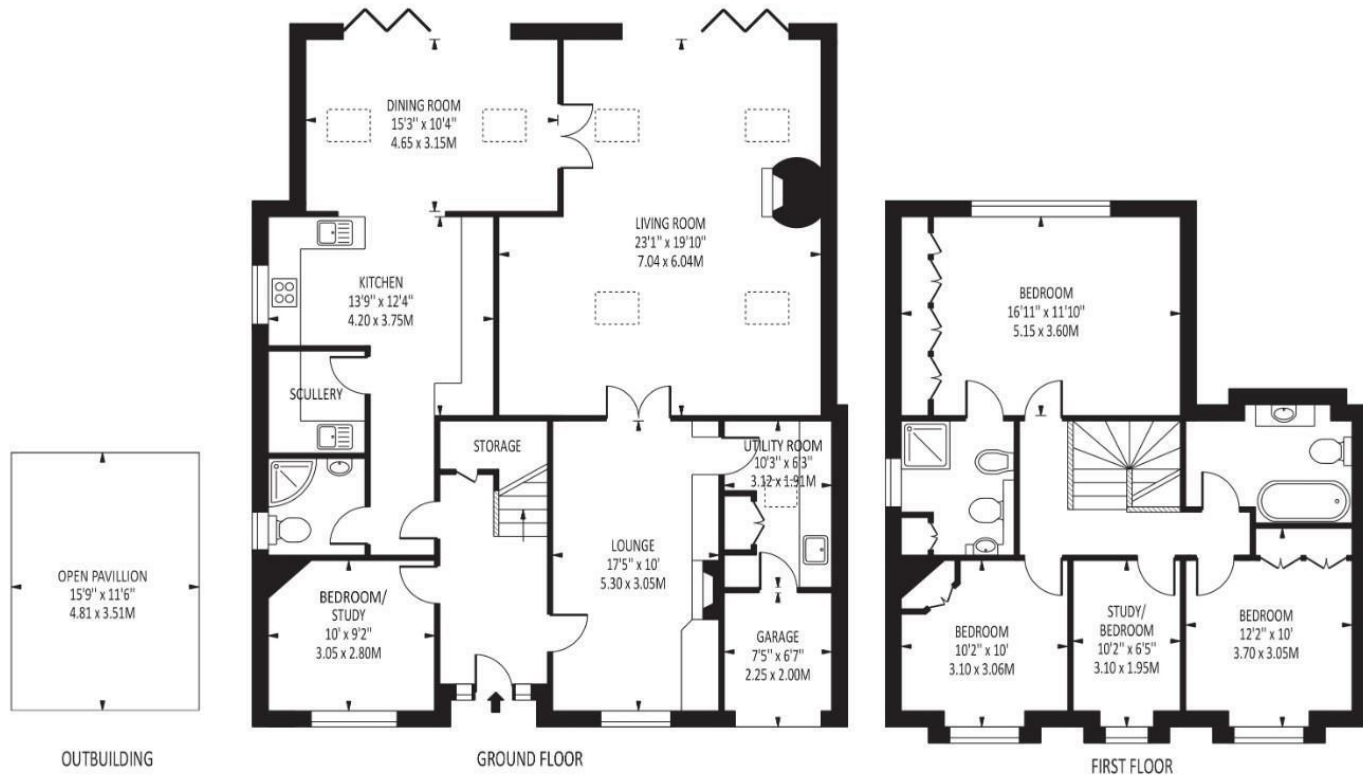


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### Pine Hill

Total Area: 2261 SQ FT • 210.09 SQ M  
 (Including Garage & Outbuilding)  
 Garage Area : 48 SQ FT • 4.50 SQ M  
 Outbuilding Area : 182 SQ FT • 16.88 SQ M



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	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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#### 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.  
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