

The PERSONAL Agent

25 Pine Hill, Epsom

£1,000,000

25 Pine Hill

Epsom

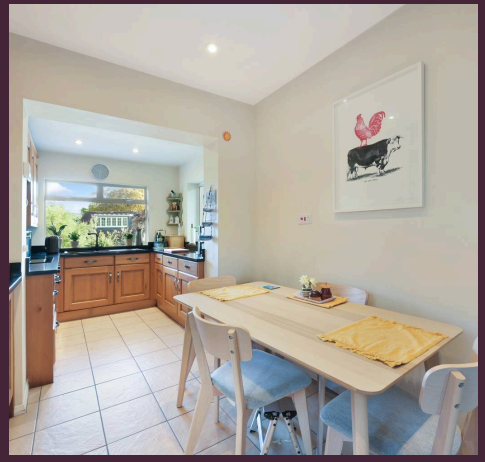
- Prime position on the private Woodcote Estate
- Flexible three/four bedroom family house
- Much loved by the current owners for 36 years
- Superb 26ft living and dining reception space
- 16ft sitting room with bi-folds to the garden
- Versatile fourth bedroom/home office wet room
- Beautifully mature 0.13 acre plot and gardens
- Driveway, enclosed carport and garage parking
- Potentially complete chain for a swifter move
- Easy access to town centre, schools and station

Set on the lower slopes of Pine Hill within Epsom's sought-after private Woodcote Estate, this attractive and deceptively spacious 3/4 bedroom home has been cleverly extended and adapted by the current owners during their 36 years here.

The result is a wonderfully flexible home with generous reception space, the option of a ground floor bedroom with en-suite wet room and three further bedrooms upstairs. Outside, the 0.13 acre plot offers a driveway, enclosed carport, garage and a gorgeous mature rear garden with three separate seating areas. Importantly, the owners have identified an onward purchase which is end of chain, creating the potential for a complete chain and making this an excellent option for buyers hoping for a straightforward and potentially swift move.











Description

The ground floor offers an excellent balance of open, sociable living and genuine flexibility. A superb 26ft reception room provides clearly defined living and dining areas and links naturally with the 16ft sitting room, where bi-fold doors open directly onto the decked terrace. The kitchen/breakfast room includes a useful utility cupboard, while a modern cloakroom adds everyday practicality. Completing this floor is a generous home office/fourth bedroom with its own modern en-suite wet room, making it ideal for guests, a teenager, relative or anyone needing a dedicated workspace. Upstairs are three very well-proportioned bedrooms served by a stylish four-piece family bathroom that has been recently updated. Having been extended and refined during the owners' 36 years here, the layout feels considered, practical and exceptionally adaptable.



The outside space is a particular highlight. The property sits on approximately 0.13 of an acre with a good frontage and private driveway, while a fully enclosed carport links through to the garage. To the rear is a beautifully established garden where mature planting creates an impressive sense of privacy and calm. Three distinct seating areas allow different parts of the garden to be enjoyed throughout the day, including a decked terrace immediately outside the sitting room that is ideal for entertaining. Pine Hill forms part of Epsom's highly regarded Woodcote Estate and this position on its lower slopes is particularly practical, placing Epsom town centre and mainline railway station within easy reach alongside its excellent selection of shops, restaurants and amenities. Epsom Downs and the surrounding countryside provide wonderful opportunities for walking and riding, while the RAC Club, Epsom Golf Club and Walton Heath Golf Club are also readily accessible. The area is well served by highly regarded schools including St Martin's, Rosebery, Glyn, Epsom College and City of London Freemen's. Road links are excellent too, with the M25 at Junction 9 providing convenient access to both Heathrow and Gatwick airports.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











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The Personal Agent Ltd, 2 West Street - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/