



Pine Hill, Epsom

 Knight
Frank

Property For Sale in Epsom.

An immaculately presented four bedroom detached character home located in the popular Woodcote estate with a stunning open plan kitchen/dining/ family room opening onto the stylish landscaped rear gardens.

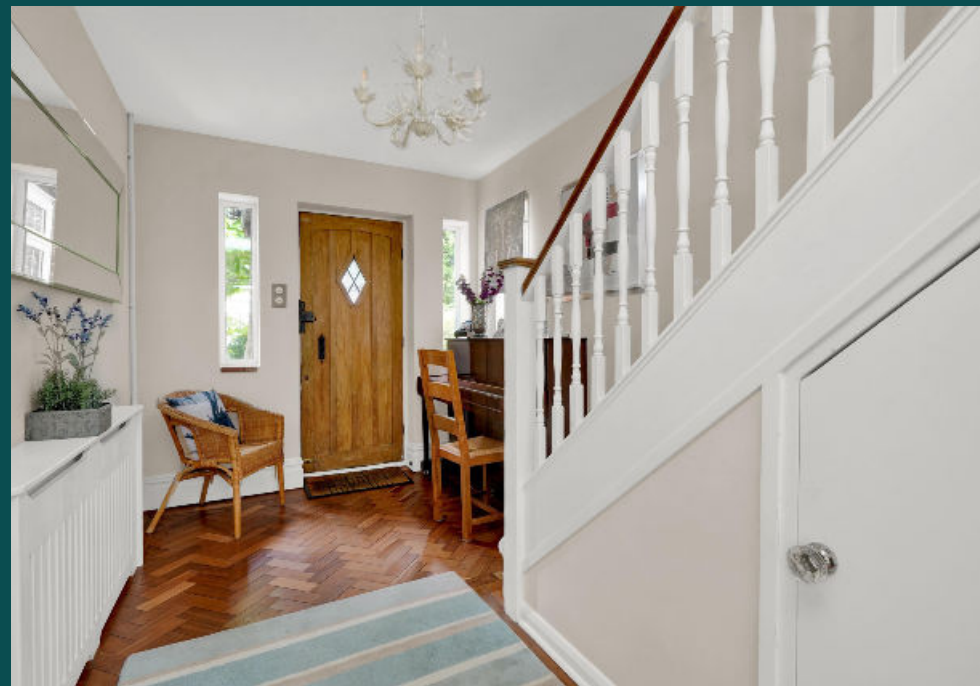
Epsom town centre is located just over one mile away and has an excellent range of shops, everyday stores and entertainment. Epsom High Street also has a variety of restaurants, pubs, and coffee shops. The scenic walk to Epsom downs and racecourse is less than one mile away as well as the nearby charming village of Ashted which provides an array of local amenities including an award-winning family butchers, independent fishmonger, organic greengrocer and gift shops.

There are a number of outstanding private and comprehensive schools in the area including Epsom College, Kingswood House, City of London Freeman's, St John's, Downsend, Box Hill, Danes Hill. There is a choice of state schools including Rosebery, Glyn and St Martin's C of E and St Joseph's Catholic Primary School (subject to catchment area).

Tenure: Freehold

Council Tax Band: F

Local Authority: Epsom and Ewell Borough Council







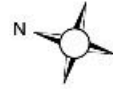
Transport links are excellent with its proximity to the A3 and the M25 (J9), Heathrow, and Gatwick airports. Epsom and Ashted railway stations are both within easy reach, providing regular services to London Bridge, Waterloo and Victoria.

Within a very short walk is the RAC at Woodcote Park, which is set in 350 acres of beautiful countryside. It offers outstanding facilities including two 18-hole golf courses, squash and tennis courts, a gym, an indoor swimming pool, treatment rooms, restaurants, bars, accommodation and a 12-acre woodland with picnic benches and natural play areas. For families the Walled Garden offers an indoor children's pool, crêche, soft play, games room, playground, sports court as well as many clubs and activities.

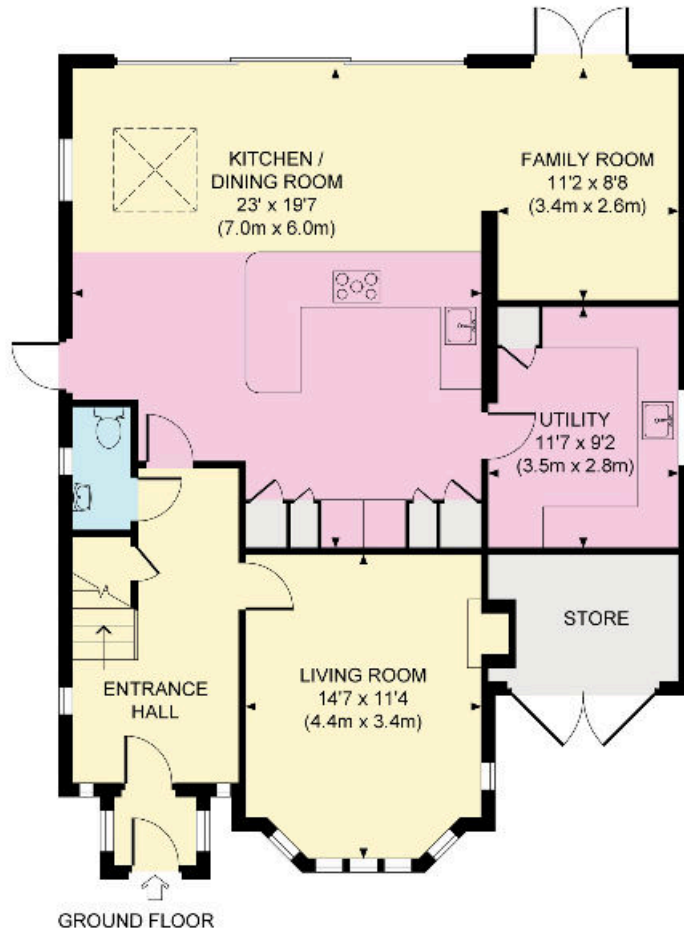
The Beaverbrook estate with its stunning country house set within its own 470-acre estate is also conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa, and 18-hole golf course.







Approximate Gross Internal Area
1802 sq ft / 167.4 sq m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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