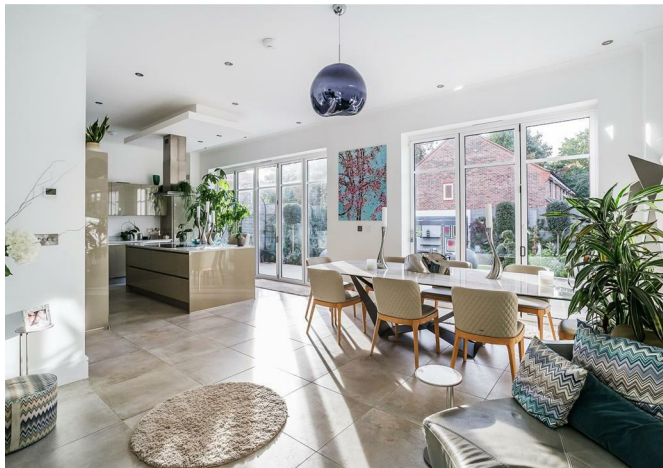




6 Pine Lodge Way, Epsom, Surrey, KT19 7AA

Guide Price £1,700,000



- EXCLUSIVE GATED DEVELOPMENT
- KITCHEN/FAMILY/DINING ROOM
- GARDEN LANDSCAPED
- GARAGE/GYM WITH MEZZANINE STORAGE
- NEIGHBOURHOOD CCTV
- TWO BRIGHT RECEPTION ROOMS
- FIVE DOUBLE EN-SUITE BEDROOMS
- DESIGNER GLASS ROOM/ HOME OFFICE
- DRIVEWAY FOR TWO/THREE CARS
- CHAIN FREE SALE OFFERED IF REQUIRED

Description

This well-proportioned prestigious five-bedroom detached house is located in an exclusive gated development, close to Horton Country Park. The property benefits from an alarm system, under floor heating, large windows, grand ceiling heights & with Villeroy & Boch sanitary ware. Presented to the market with no onward chain.

An inviting entrance hall boasts ample storage and guest WC. The stylish formal lounge features a mirrored wall, integral picture frame TV, bay window and twin bi-folding doors. Opposite is a play/family room, which would suit use as a study. The kitchen/family/dining room features a five-ring induction hob, De Dietrich twin ovens, microwave, coffee machine, a Blanco sink, boiling hot water tap, wine fridge, granite worktops and breakfast bar.

The bright first-floor landing leads to the principal bedroom suite with wall of wardrobes, triple windows overlooking the garden and features walk-in wardrobe/dressing area and luxury en-suite. Bedroom two also enjoys an en-suite shower and mirrored wardrobe. The family bathroom with shower enclosure and bath doubles as an en-suite to bedroom three. Both bedrooms four and five located on the second-floor benefit from en-suite shower rooms.

The garden features two patios, a flawless lawn, water feature and benefits from access to the front of the property. A contemporary design glass room with retractable sides completes this indulgent garden. To the front is a single garage/gym, with electric door, power, light, door to the side and mezzanine for additional storage. The driveway has space for two/three cars.

N.B This private road has a sophisticated CCTV system in operation. There is a management fee of (TBC) per year which includes the running of this. A remaining balance of the NHBC warranty remains.

Situation

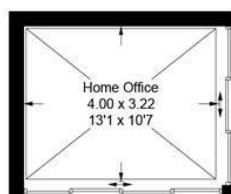
Epsom town centre with its excellent local shopping facilities is close by and the main line station provides services to London Waterloo and Victoria. The area generally abounds in a wealth of open unspoilt countryside.

There are many well considered schools to hand in both the private and state sectors, including Rosebery, Glyn, Blenheim, Southfield Park and Stamford Green. David Lloyd is nearby as well as a choice of recreational pursuits including the RAC Golf and Country Club in the nearby town of Epsom.

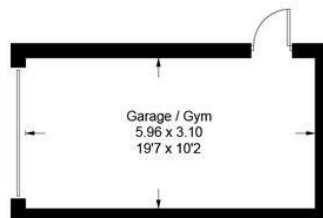
Junction 9 of the M25 is nearby providing access to both Gatwick and Heathrow airports and the national motorway network.

Tenure	Freehold
EPC	B
Council Tax Band	G
Lease	N/A
Service Charge	N/A
Ground Rent	N/A





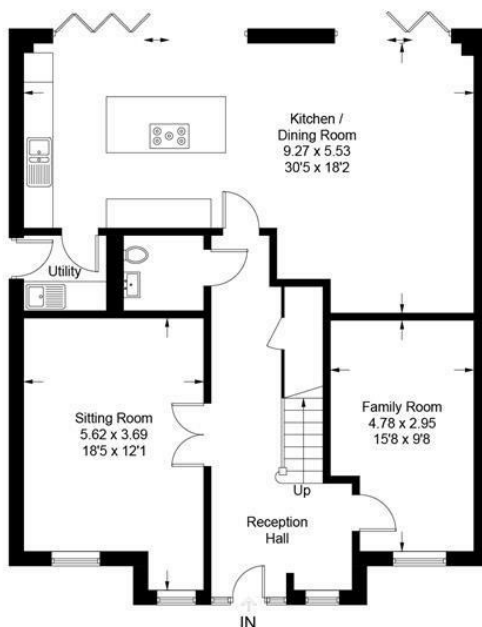
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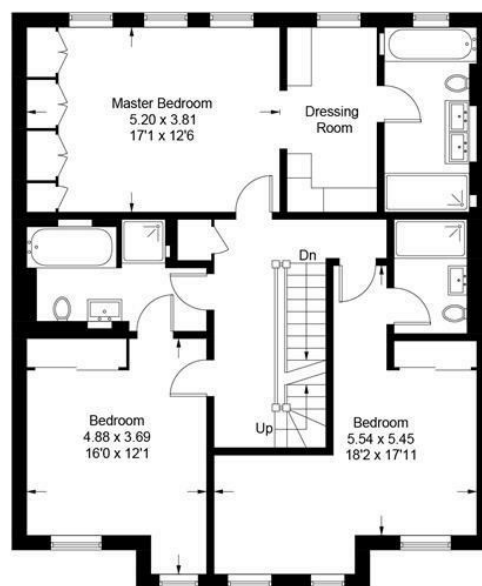
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Approximate Gross Internal Area = 271.4 sq m / 2921 sq ft  
Garage / Gym / Home Office = 32.3 sq m / 348 sq ft  
Total = 303.7 sq m / 3269 sq ft

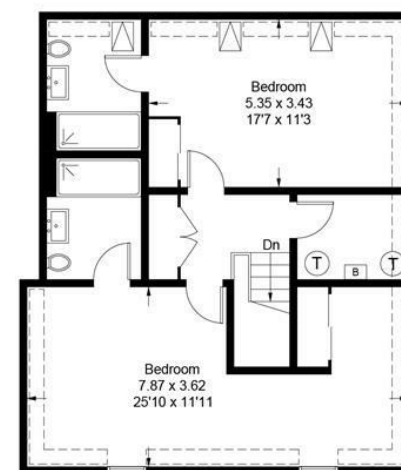
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID904621)

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