



Charming property located in the heart of Esher

Lilliput, Hillbrow Road, Esher KT10 9UD

Freehold







2 reception rooms • Kitchen/dining room • Cloakroom •  
4 bedrooms • 2 bathrooms • Study • Garden • Off-  
street parking

#### Local information

Hillbrow Road is ideally located in the heart of Esher and is just a short distance from the High Street where you will find an array of shops, boutiques, bars, restaurants, an Everyman cinema and Waitrose supermarket.

Esher station is just 0.6 miles away offering regular and direct trains into London Waterloo from 23 minutes.

The Elmbridge borough offers an excellent selection of state and independent schools.

#### About this property

This delightful period property boasts many original features including high ceilings, ornate floor tiles, ceiling roses and sash windows with stunning stained glass panes. This home has managed to skillfully blend period features with modern additions to create a wonderful family home.

Situated at the front of the property is a fantastic reception room with feature fireplace, bespoke fitted cabinetry and a bay window fitted with attractive plantation shutters.

A further reception room is across the hall and has a rear aspect. This room benefits from a wood burning stove and additional fitted cabinetry.

The beautiful kitchen/breakfast is adjacent and also benefits from a rear aspect with direct garden

access.

The kitchen is fitted with a range of shaker style wall and base mounted units and integrated appliances. Just off the kitchen is the garage which includes a utility area.

Completing the ground floor accommodation is a guest cloakroom.

On the first floor the characterful principal bedroom enjoys wonderful feature doors opening to a balcony, fitted cupboards, pretty fireplace and a stylish en suite with underfloor heating. Bedroom two boasts large bay windows with plantation shutters.

There are two further bedrooms, both with useful built in storage. The family bathroom has a claw foot bath and separate shower cubicle.

In addition there is a useful study area which also enjoys views of the garden.

Externally to the front there is off-street parking for two cars.

The beautiful rear south facing garden is mainly laid to lawn with mature trees including fruit trees, shrubs and flower beds. There is a terraced area ideal for al fresco dining with side access to front of the house.





**Tenure**  
Freehold

**Local Authority**  
Elmbridge Borough Council

**Viewing**  
Strictly by appointment with  
Savills

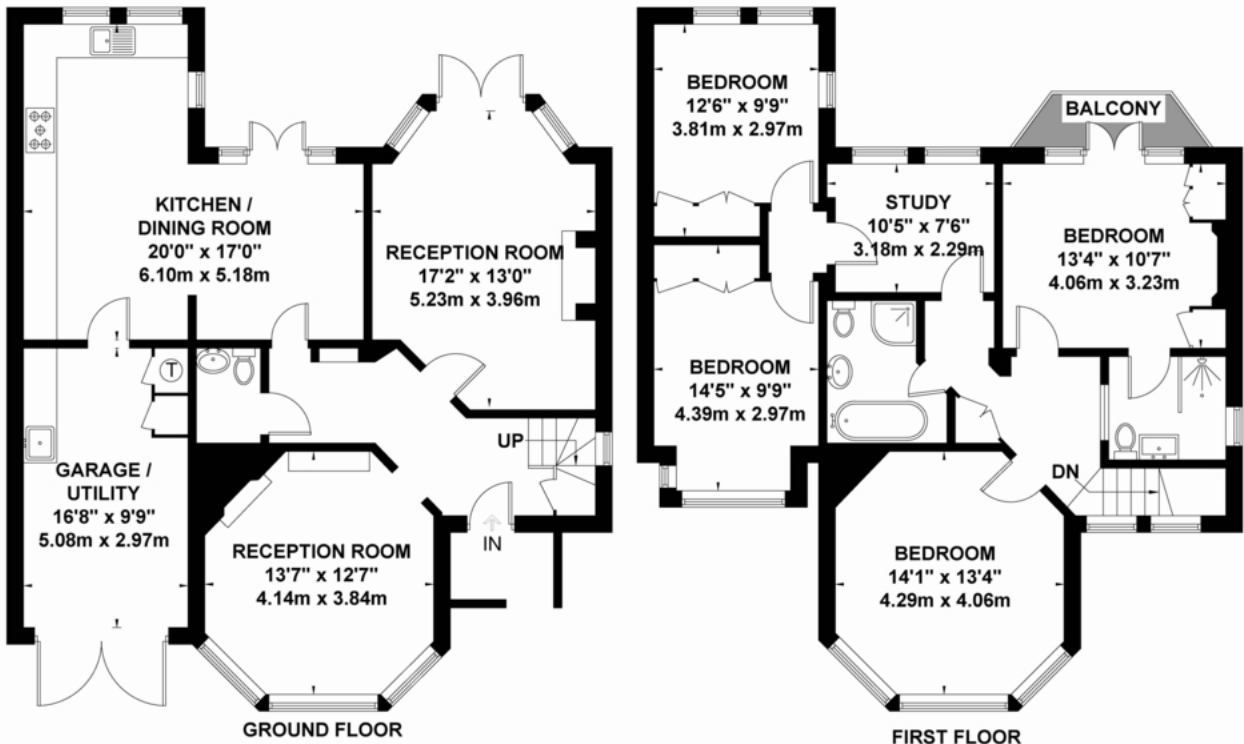






### Hillbrow Road, Esher

Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft  
(Including Garage)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</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		
	61	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

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