



DECEPTIVELY SPACIOUS FAMILY HOME IN PRIVATE CUL DE SAC

6 VINCENT CLOSE,
ESHER KT10 8AW



CONVENIENTLY LOCATED CLOSE TO STATION AND LOCAL AMENITIES

6 VINCENT CLOSE, ESHER KT10 8AW

Large reception hall ♦ 3 reception rooms ♦ Kitchen/dining room ♦ Utility room & boot room ♦ Cloakroom ♦ 5 bedrooms (2 en suite) ♦ Family bathroom ♦ Gardens ♦ Double garage and carriage driveway ♦ Off-street parking ♦ EPC rating = D

Situation

Vincent Close is a small private gated cul de sac and is conveniently located close to the High Street and its amenities where you will find an Everyman cinema, several coffee shops, a Waitrose supermarket, as well as a great range of international restaurants and bars. Esher Cricket Club and Sandown Park racecourse are both nearby. Kingston upon Thames is close by and offers more extensive shopping including department stores and leisure activities.

Esher station is just 1.2 miles away and provides regular and direct trains into Waterloo in just 23 minutes. The nearby A3 provides direct road access to central London and the Surrey countryside and Heathrow and Gatwick airports. Esher's superb choice of schools is a major attraction when deciding where to live. There is an impressive array of leading independent schools including Claremont Fan Court, Millbourne Lodge, Feltonfleet, Reed's, Danes Hill and Notre Dame, as well as highly regarded state schools.

Description

This deceptively spacious family home offers well balanced and versatile accommodation throughout.

The property opens into a welcoming hallway with stone tiled floor and provides access to the principal reception rooms as well as a guest cloakroom. The ground floor accommodation comprises of a kitchen/breakfast/dining room with a beautiful bespoke Turner & Foye kitchen providing a vast array of wall and base units, wine rack, glazed display cabinets, granite work tops, integrated appliances, Falcon range cooker, butler sink and a centre island/breakfast bar. A small section of the kitchen is also currently being used as a study/workstation with built in desk and cupboards. The orangery positioned in the heart of this home is accessed via double glazed doors off the kitchen and is a glorious room with glass roof that the natural light to flood in and provides garden access via an additional set of glazed doors. Either side of the orangery are two large reception rooms with wooden floors, one with a feature fireplace and both enjoying views over the



garden. A utility room, guest cloakroom and large cloak area completes the accommodation on this floor.

On the first floor is the impressive master bedroom suite which includes a dressing room and a luxury en suite bathroom with freestanding bath.

There are four further bedrooms, one benefitting from an en suite bathroom and all with plantation shutters and built in cupboards.

Externally the property is approached via a carriage driveway providing ample parking for several cars as well as the double garage. The rear garden is mainly laid to lawn with a terraced area and separate decked area ideal for al fresco dining and entertaining. The mature garden provides a good level of privacy and seclusion with a range of mature trees and shrubs.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

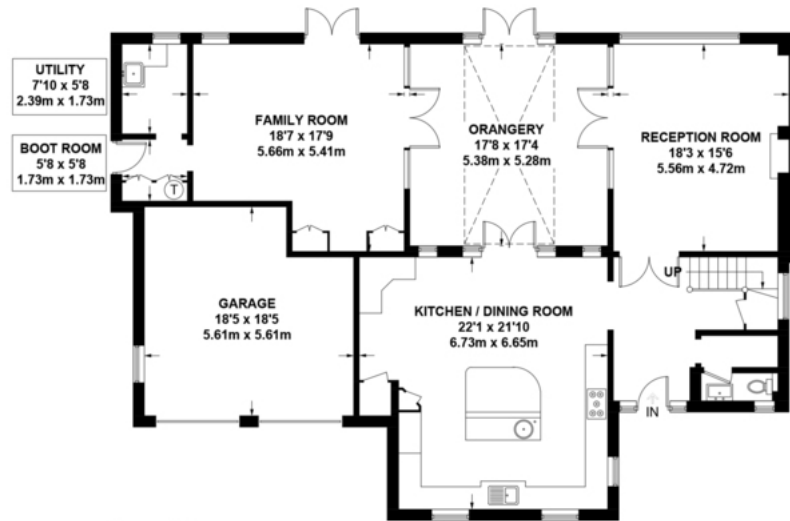
Viewing:

Strictly by appointment with Savills

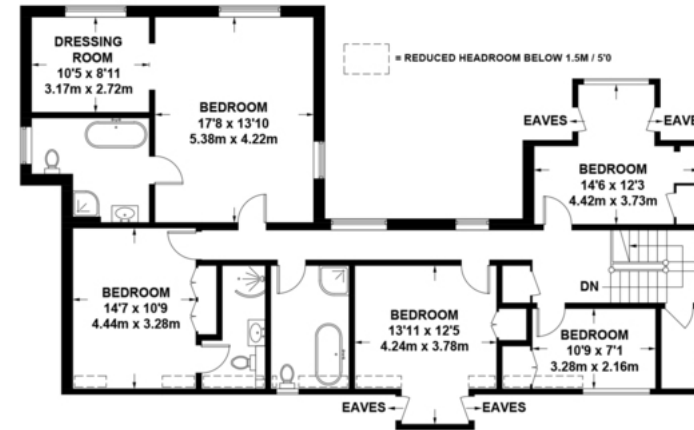


Vincent Close, Esher

Approximate Gross Internal Area = 282.7 sq m / 3043 sq ft
 Garage = 28.9 sq m / 311 sq ft
 Total = 311.6 sq m / 3354 sq ft



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Savills Esher
 esher@savills.com
 01372 461900

savills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		72
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	