



## BEAUTIFULLY APPOINTED HOME IN SOUGHT-AFTER PRIVATE ROAD

FENNERS, 5 ESHER PLACE AVENUE, ESHER, SURREY KT10 8PU

savills



## ELEVATED POSITION WITH LOVELY VIEWS OVER ESHER

FENNERS, 5 ESHER PLACE AVENUE, ESHER,  
SURREY KT10 8PU

Reception room ♦ Dining room ♦ Kitchen/breakfast room ♦  
Study area ♦ 3 bedrooms ♦ 2 bathrooms ♦ Cellar ♦ Guest  
cloakroom ♦ Garage ♦ Garden ♦ EPC rating = E

### Situation

Located in the prestigious and private Esher Place Estate, Fenners is perfectly positioned close to Esher Green and the High Street and its amenities which include an Everyman cinema, a Waitrose supermarket and a great range of coffee shops, boutiques, bars and restaurants. Sandown Racecourse is also close by as well as Hampton Court Palace. Kingston upon Thames which offers more extensive shopping and leisure facilities, is easily accessible.

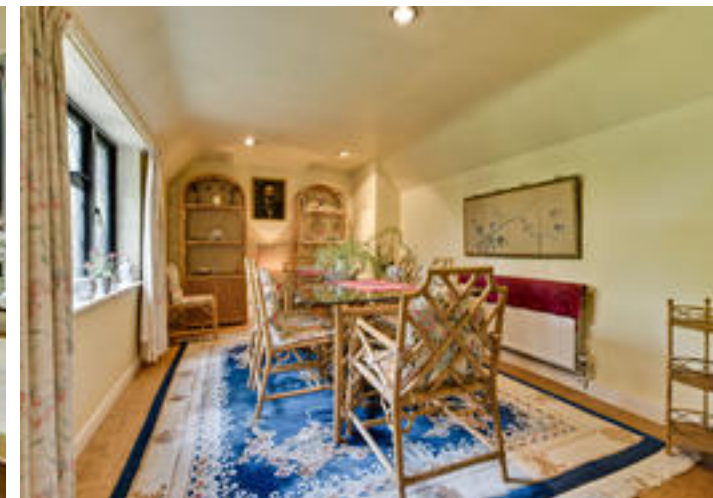
Esher train station is just 1.4 miles away with regular and direct trains to London Waterloo in around 23 minutes. The nearby A3 provides direct road access to London and the Surrey countryside and Heathrow and Gatwick airports.

The A3 is a short drive away providing road access to central London and access to the M25 and wider motorway network. The Elmbridge Borough is very popular with families as it offers a wide range of excellent state and independent schools.

### Description

This detached family home provides an abundance of charm and character throughout with lots of period features in keeping with the era circa 1935 such as beams and oak latch doors. Sat in an elevated position Fenners has delightful views over Esher in particular Esher Green and the Church. Set far back from the road via a long gravel driveway, you are welcomed in to the entrance hall where you will find a cloakroom and a useful cloaks cupboard. The fantastic dual aspect drawing room has large windows with lovely views and a wonderful brick fireplace with wooden beams and cupboards either side and quarry tiled hearth. The room also benefits from side access to the garden. The dining room overlooks the front garden whilst the kitchen is located to the rear of the property and is fitted with a range of wall and base units, a walk in larder, with a door providing side access. Stairs lead down to a lower level where you will find a generous room with access to and views of the garden which can be used as a home office or guest bedroom. In addition there is a wine cellar and storage room/small workshop.

On the first floor you will find the sizeable master bedroom which enjoys wonderful views. There is a range of built in cupboards with additional storage in the dressing area and an en suite bathroom. There are two further bedrooms, one benefiting from a sink, and both benefiting from built in storage cupboards.





A family bathroom and separate WC completes the accommodation.

Externally to the rear, Fenner's boasts a spectacular south facing tiered garden dropping to a level lawn at the bottom with an abundance of mature trees and shrubs all around which give a great level of seclusion. There is also a shed for garden storage.

To the front the property is approached via a gravel driveway which provides off-street parking for several cars in addition to the single garage. The garden has a lawned area which is surrounded by established trees and shrubs which give the property a sheltered feel.

**Tenure:**

Freehold

**Local Authority:**

Elmbridge Borough Council

**Viewing:**

Strictly by appointment with Savills

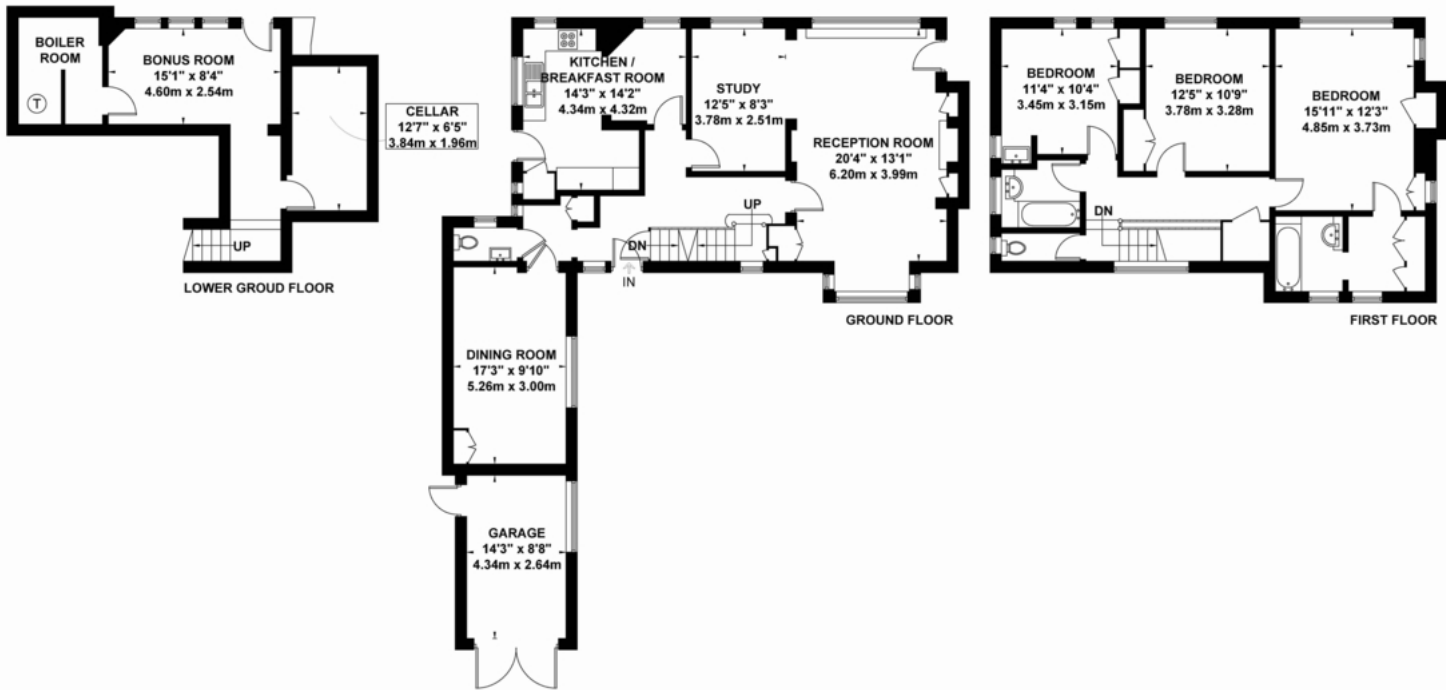


## Esher Place Avenue, Esher

Approximate Gross Internal Area = 194.8 sq m / 2097 sq ft

Garage = 11.5 sq m / 123 sq ft

Total = 206.3 sq m / 2220 sq ft



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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.

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