



# Impressive family home close to station

12 The Woodlands, Esher KT10 8DB

savills

2 reception rooms • Kitchen/breakfast room/  
family room • Utility room • 5 bedrooms • 2  
bathrooms • Garden • Off-street parking

### Local information

12 The Woodlands is ideally located 0.3 miles from Esher station providing a service to London Waterloo in 23 minutes. This area is popular with families due to the excellent range of both state and private schools and the proximity to the station. Esher High Street offers an excellent range of amenities.

### About this property

This home has been thoughtfully extended, refurbished and designed to create a wonderful living space. The stunning open plan kitchen/dining/family room has floor to ceiling sliding doors providing access to the garden. The kitchen is fitted with a range of contemporary units, integrated appliances and a breakfast island with Silestone worktop. Further

ground floor accommodation includes a reception room with feature fireplace and a study. There is also a wc, coats cupboard and utility room. On the first floor there are three good sized bedrooms, two of which have feature fireplaces and a well appointed family bathroom. On the second floor, well lit by a feature stained glass window and Velux above, you will find the master suite which includes a dressing room and en suite shower room. A further bedroom, currently used as a nursery, is adjacent. Externally there is off-street parking and a large lawned garden to the rear, bordered by an array of mature trees and shrubs with a paved patio area.

### Viewing

Strictly by appointment with Savills





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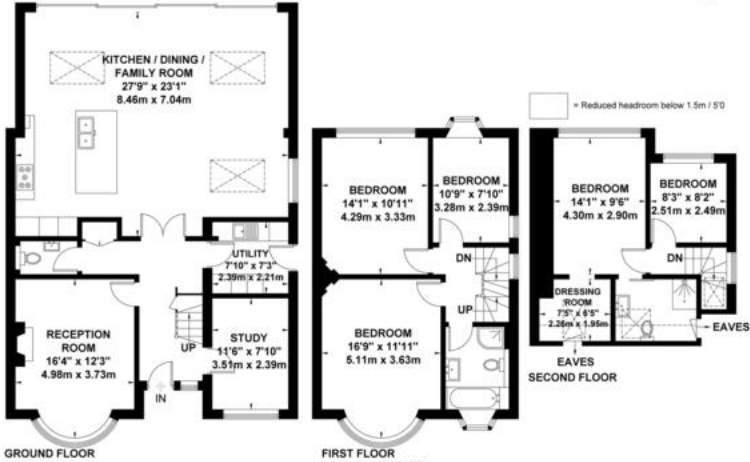
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The Woodlands, Esher  
Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft



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 accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 1/2" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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